Atlanta Public Schools/ N. Atlanta Cluster

Jackson Elementary School

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	97,543
Year Built:	1967
Last Renovation:	
Replacement Value:	$21,397,473
Repair Cost:	$5,267,431.00
Total FCI:	24.62 %
Total RSLI:	37.13 %
FCA Score:	75.38

Description:

Jackson Elementary School is located at 1325 Mt. Paran Road in Atlanta, GA. The 2 story, 95,591 square foot building was originally constructed in 1967. There have been two additions to the main building in 1993 and 2005 and major renovation in 1993 and 2005 including the site.

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 buildings do not have a basement level.

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is steel. The exterior envelope is composed walls of brick veneer over CMU. Exterior

windows are aluminum frame with fixed and operable panes. Exterior doors are hollow metal steel with glazing and aluminum with full glazing. Roofing is typically low slope modified bitumen roof covering, and pitched standing seam metal in the 1993 addition. Roof openings include roof hatch with fixed ladder access.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hallow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes solid concrete stairs and metal pan with concrete filled stairs and landing. The interior wall finishes are typically painted CMU and painted drywalls. Wall finishes in assignable areas are tile. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces are typically vinyl composition tile, epoxy, carpet, wood, rubber and neoprene. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are tectum ceiling panels, and painted drywall.

D. SERVICES
CONVEYING: The building includes conveying equipment. Conveying equipment includes 2 hydraulic elevators, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with gas hot water heating. The sanitary waste system is cast iron.
HVAC: Heating is provided by 1 hot water boilers. Cooling is provided by chillers, cooling towers, rooftop DX and split systems. The heating/cooling distribution system is a two-pipe system and includes interior AHUs and ducting. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled and monitored by an energy management system. This building has a remote Building Automation System.
FIRE PROTECTION: The 2005 building is fully sprinklered and the other buildings are in need of a fire sprinkler system. The main building does have a 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 surface mounted type with fluorescent lamps. Branch circuit wiring is typically copper serving electrical switches and receptacles.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible / visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building has an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has interior and exterior CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does not have a dedicated emergency power generation system with automatic switchgear and generator. 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, theater and stage, audio-visual, fixed casework, and window treatment.

G. SITE
Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; landscaping; play areas with artificial turf; a concrete surface basketball court, a track 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 partially 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. Interior room signages, stairs handrails and parking signage are not ADA compliant.
LIFE SAFETY SYSTEMS: Only one out of three buildings are fully covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFCI protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors.

Attributes:

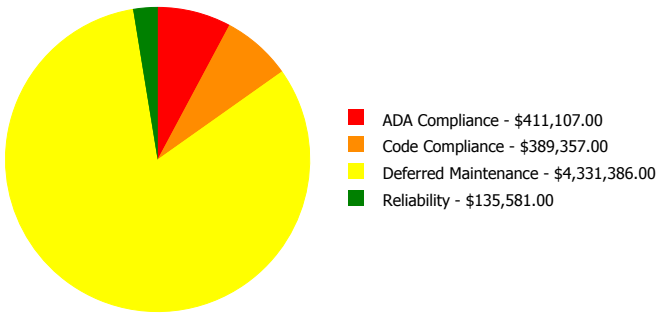
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Eduardo Lopez
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	96639
DOE Facility Number:	2563	Total # of Modular/Portables:	1
DOE Interior Site SF:	96639	Total GSF of Modular/Portables:	1560
Approx. Acres:	12.5	Status:	Active

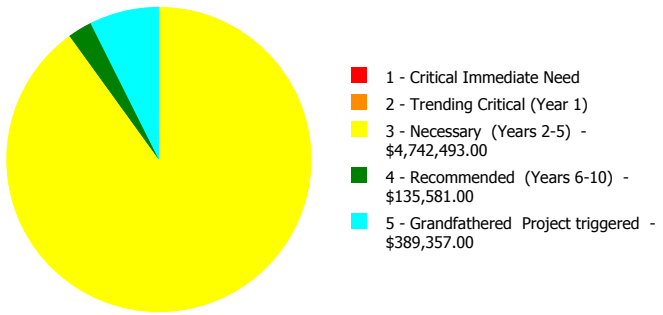
School Dashboard Summary

Gross Area:	97,543		
Year Built:	1967	Last Renovation:	
Repair Cost:	$5,267,431	Replacement Value:	$21,397,473
FCI:	24.62 %	RSLI%:	37.13 %

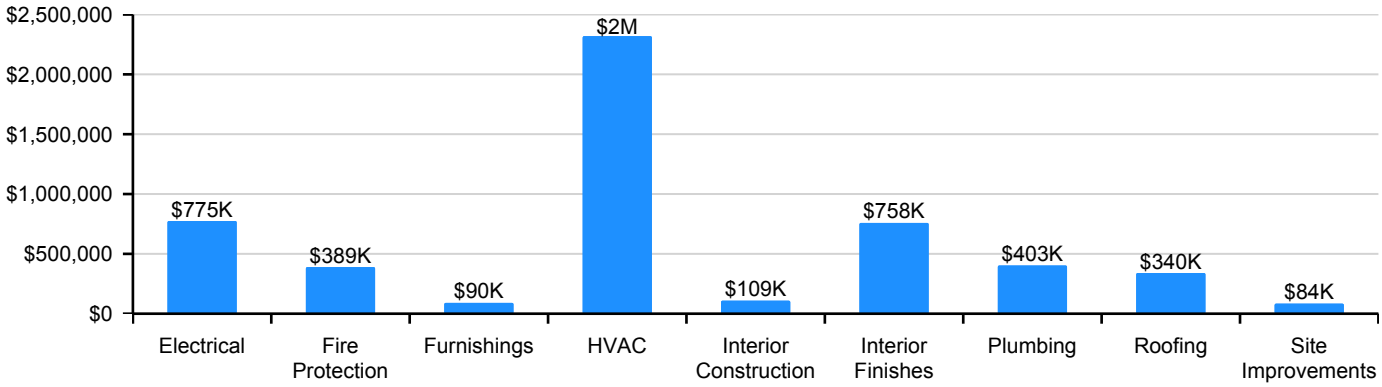
Deficiency By Category



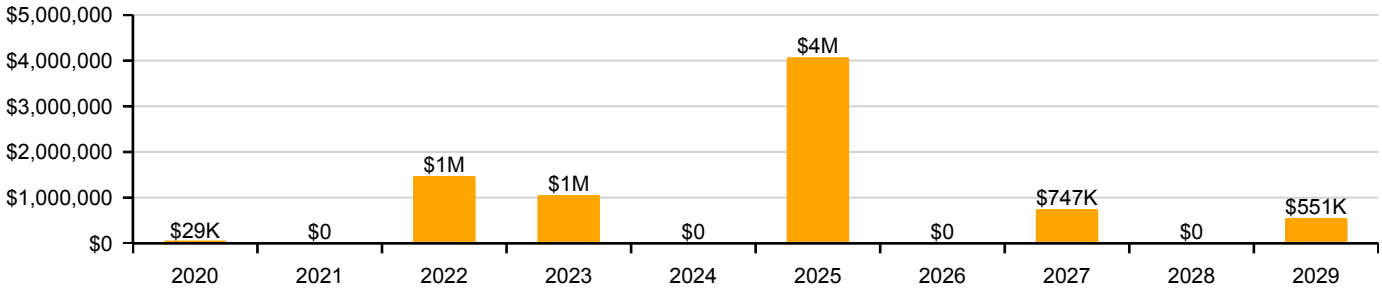
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

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

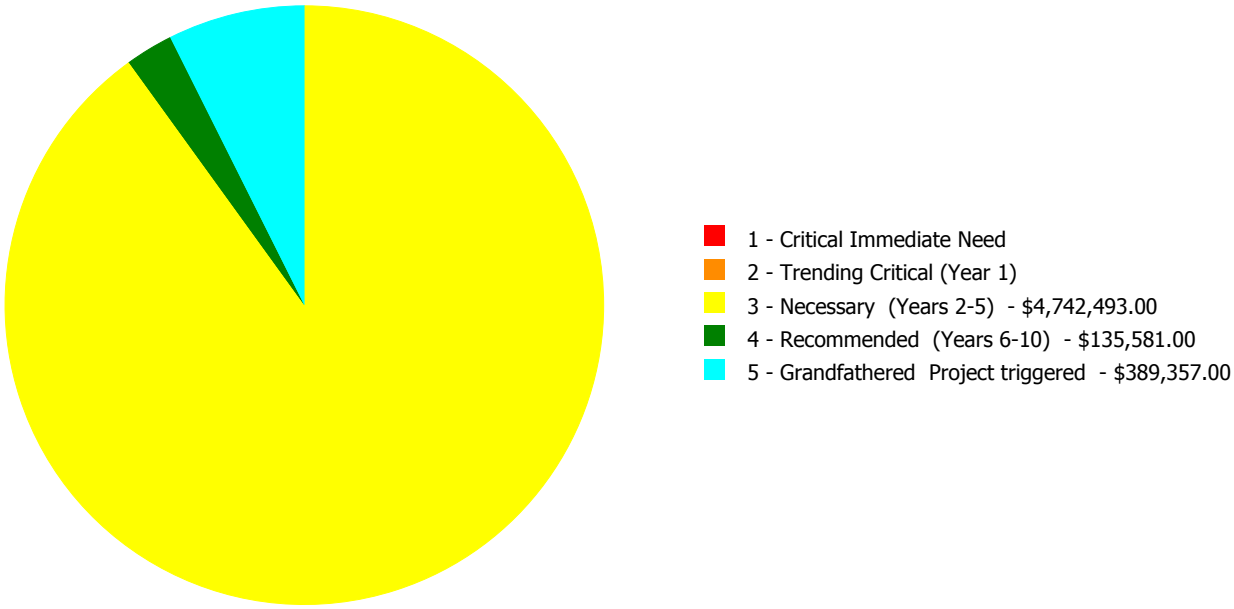
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	65.26 %	0.00 %	$0.00
B10 - Superstructure	65.27 %	0.00 %	$0.00
B20 - Exterior Enclosure	47.41 %	0.00 %	$0.00
B30 - Roofing	14.94 %	70.34 %	$339,874.00
C10 - Interior Construction	51.43 %	9.10 %	$108,877.00
C20 - Stairs	65.20 %	0.00 %	$0.00
C30 - Interior Finishes	11.62 %	45.23 %	$758,417.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	18.49 %	44.59 %	$402,818.00
D30 - HVAC	14.08 %	60.04 %	$2,319,124.00
D40 - Fire Protection	10.52 %	83.01 %	$389,357.00
D50 - Electrical	19.39 %	34.58 %	$774,501.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	17.17 %	47.04 %	$90,343.00
G20 - Site Improvements	49.23 %	4.23 %	$84,120.00
G30 - Site Mechanical Utilities	54.61 %	0.00 %	$0.00
G40 - Site Electrical Utilities	53.33 %	0.00 %	$0.00
Totals:	**37.13 %**	**24.62 %**	**$5,267,431.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1967 Bldg 2010	42,335	27.68	$0.00	$0.00	$1,801,090.00	$58,211.00	$209,092.00
1993 Bldg 2011	36,256	37.76	$0.00	$0.00	$2,557,920.00	$49,852.00	$180,265.00
2005 Bldg 2012_2020	18,952	9.43	$0.00	$0.00	$299,363.00	$27,518.00	$0.00
Site	95,591	2.74	$0.00	$0.00	$84,120.00	$0.00	$0.00
Total:		**24.62**	**$0.00**	**$0.00**	**$4,742,493.00**	**$135,581.00**	**$389,357.00**

Deficiencies By Priority



Budget Estimate Total: $5,267,431.00

Executive Summary

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Function:	Elementary
Gross Area (SF):	42,335
Year Built:	1967
Last Renovation:	
Replacement Value:	$7,472,952
Repair Cost:	$2,068,393.00
Total FCI:	27.68 %
Total RSLI:	27.80 %
FCA Score:	72.32

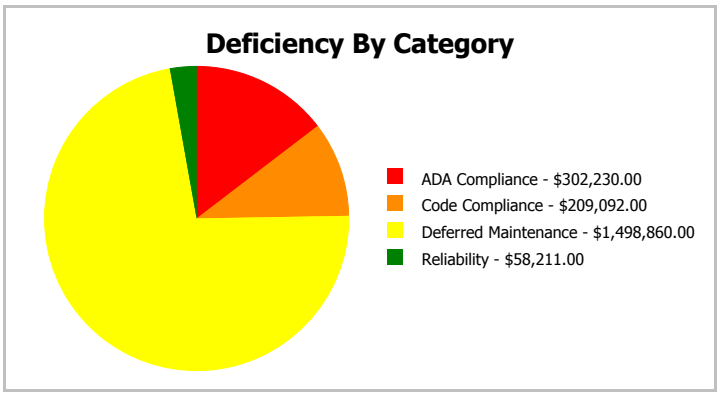
Description:

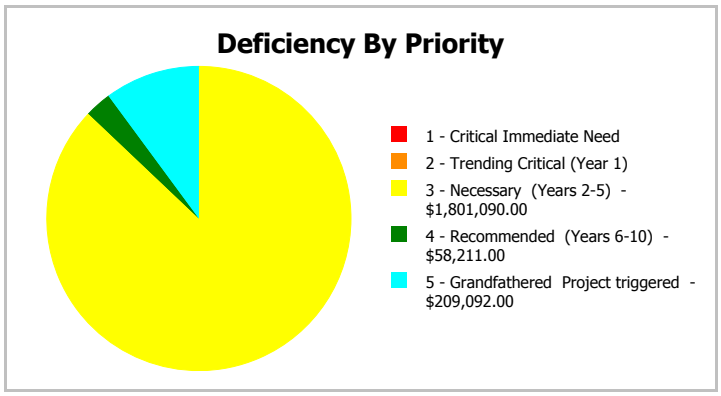
The narrative for this building is included in the Executive Summary Description at the front of this report.

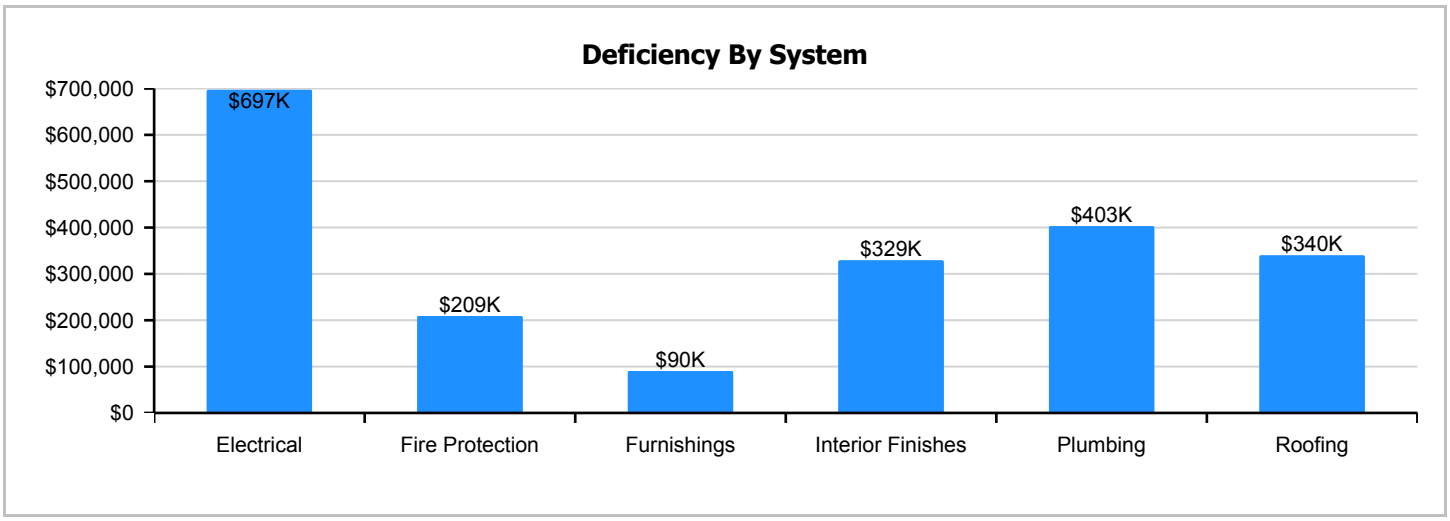
Attributes: This asset has no attributes.

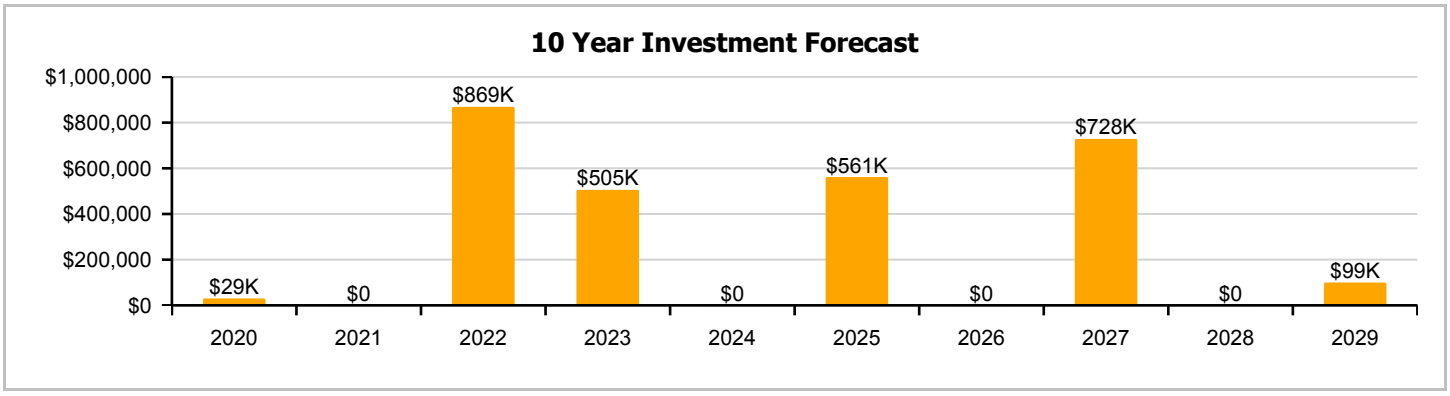
Dashboard Summary

Function:	Elementary	Gross Area:	42,335
Year Built:	1967	Last Renovation:	
Repair Cost:	$2,068,393	Replacement Value:	$7,472,952
FCI:	27.68 %	RSLI%:	27.80 %









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	48.00 %	0.00 %	$0.00
B10 - Superstructure	48.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	33.89 %	0.00 %	$0.00
B30 - Roofing	0.00 %	157.00 %	$339,874.00
C10 - Interior Construction	49.20 %	0.00 %	$0.00
C20 - Stairs	48.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.30 %	48.03 %	$329,135.00
D20 - Plumbing	4.79 %	101.22 %	$402,818.00
D30 - HVAC	26.71 %	0.00 %	$0.00
D40 - Fire Protection	0.80 %	96.84 %	$209,092.00
D50 - Electrical	12.47 %	72.29 %	$697,131.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$90,343.00
Totals:	**27.80 %**	**27.68 %**	**$2,068,393.00**

Photo Album

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

1). East Elevation - Nov 22, 2019

2). North Elevation - Nov 22, 2019

3). South Elevation - Nov 22, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.50	S.F.	42,335	100	1967	2067		48.00 %	0.00 %	48			$317,513
A1030	Slab on Grade	$6.34	S.F.	42,335	100	1967	2067		48.00 %	0.00 %	48			$268,404
B1010	Floor Construction	$19.06	S.F.	42,335	100	1967	2067		48.00 %	0.00 %	48			$806,905
B1020	Roof Construction	$12.33	S.F.	42,335	100	1967	2067		48.00 %	0.00 %	48			$521,991
B2010	Exterior Walls	$14.05	S.F.	42,335	100	1967	2067		48.00 %	0.00 %	48			$594,807
B2020	Exterior Windows	$8.77	S.F.	42,335	30	1993	2023		13.33 %	0.00 %	4			$371,278
B2030	Exterior Doors	$0.87	S.F.	42,335	30	1993	2023		13.33 %	0.00 %	4			$36,831
B3010105	Built-Up	$7.15	S.F.	30,277	25	1995	2020	2019	0.00 %	157.00 %	0		$339,874.00	$216,481
C1010	Partitions	$5.68	S.F.	42,335	100	1967	2067		48.00 %	0.00 %	48			$240,463
C1020	Interior Doors	$3.71	S.F.	42,335	40	2005	2045		65.00 %	0.00 %	26			$157,063
C1030	Fittings	$2.70	S.F.	42,335	20	2005	2025		30.00 %	0.00 %	6			$114,305
C2010	Stair Construction	$2.91	S.F.	42,335	100	1967	2067		48.00 %	0.00 %	48			$123,195
C3010230	Paint & Covering	$1.47	S.F.	42,335	10	1967	1977		0.00 %	0.00 %	-42			$62,232
C3020405	Epoxy	$17.30	S.F.	720	15	2005	2020	2019	0.00 %	118.00 %	0		$14,698.00	$12,456
C3020420	Ceramic Tile	$16.74	S.F.	3,566	50	1967	2017		0.00 %	150.00 %	-2		$89,542.00	$59,695
C3020901	Carpet	$7.50	S.F.	6,139	8	2002	2010		0.00 %	110.00 %	-9		$50,647.00	$46,043
C3020903	VCT	$3.48	S.F.	31,325	15	1993	2008		0.00 %	155.00 %	-11		$168,967.00	$109,011
C3020999	Other - Concrete Finish	$6.87	S.F.	405	100	1993	2093		74.00 %	0.00 %	74			$2,782
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	180	10	1993	2003		0.00 %	110.00 %	-16		$5,281.00	$4,801
C3030	Ceiling Finishes	$9.17	S.F.	42,335	20	1993	2013		0.00 %	0.00 %	-6			$388,212
D2010	Plumbing Fixtures	$6.49	S.F.	42,335	20	1993	2013		0.00 %	110.00 %	-6		$302,230.00	$274,754
D2020	Domestic Water Distribution	$0.75	S.F.	42,335	30	2007	2037		60.00 %	0.00 %	18			$31,751
D2030	Sanitary Waste	$1.75	S.F.	42,335	30	1967	1997		0.00 %	110.00 %	-22		$81,495.00	$74,086
D2040	Rain Water Drainage	$0.41	S.F.	42,335	20	1993	2013		0.00 %	110.00 %	-6		$19,093.00	$17,357
D3010	Energy Supply	$0.61	S.F.	42,335	30	2007	2037		60.00 %	0.00 %	18			$25,824
D3020	Heat Generating Systems	$3.69	S.F.	42,335	20	2007	2027		40.00 %	0.00 %	8			$156,216
D3030	Cooling Generating Systems	$7.57	S.F.	42,335	20	2007	2027		40.00 %	0.00 %	8			$320,476
D3040	Distribution Systems	$17.07	S.F.	42,335	20	2002	2022		15.00 %	0.00 %	3			$722,658
D3060	Controls & Instrumentation	$2.26	S.F.	42,335	15	2002	2017	2025	40.00 %	0.00 %	6			$95,677
D4010	Sprinklers	$4.15	S.F.	42,335	30			2019	0.00 %	110.00 %	0		$193,259.00	$175,690
D4020	Standpipes	$0.34	S.F.	42,335	30			2019	0.00 %	110.00 %	0		$15,833.00	$14,394
D4090	Other Fire Protection Systems	$0.61	S.F.	42,335	15	2005	2020		6.67 %	0.00 %	1			$25,824

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 $
D5010	Electrical Service/Distribution	$2.34	S.F.	42,335	20	1967	1987		0.00 %	110.00 %	-32		$108,970.00	$99,064
D5020	Branch Wiring	$4.55	S.F.	42,335	20	1993	2013		0.00 %	110.00 %	-6		$211,887.00	$192,624
D5020	Lighting	$6.83	S.F.	42,335	20	1993	2013		0.00 %	110.00 %	-6		$318,063.00	$289,148
D5030810	Security & Detection Systems	$1.51	S.F.	42,335	20	2005	2025		30.00 %	0.00 %	6			$63,926
D5030910	Fire Alarm Systems	$2.74	S.F.	42,335	20	2005	2025		30.00 %	0.00 %	6			$115,998
D5030920	Data Communication	$3.56	S.F.	42,335	25	2005	2030		44.00 %	0.00 %	11			$150,713
D5090	Other Electrical Systems	$1.25	S.F.	42,335	15			2019	0.00 %	110.00 %	0		$58,211.00	$52,919
E1020	Institutional Equipment	$0.09	S.F.	42,335	20	2005	2025		30.00 %	0.00 %	6			$3,810
E1090	Other Equipment	$0.79	S.F.	42,335	20	2005	2025		30.00 %	0.00 %	6			$33,445
E2010	Fixed Furnishings	$1.94	S.F.	42,335	20	1993	2013		0.00 %	110.00 %	-6		$90,343.00	$82,130
								Total	**27.80 %**	**27.68 %**			**$2,068,393.00**	**$7,472,952**

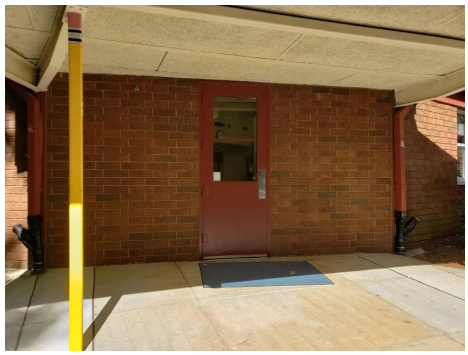
System Notes

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: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

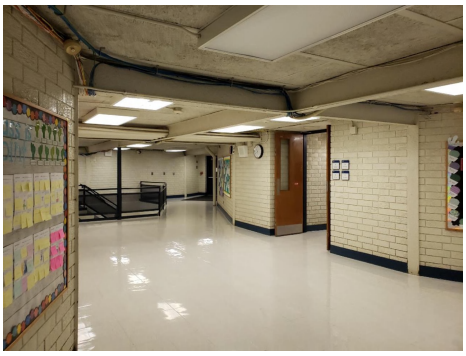


Note:

System: B3010105 - Built-Up

Note:

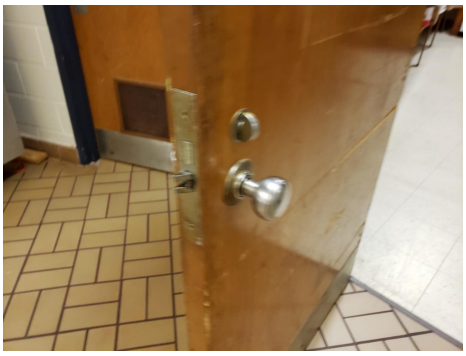
System: C1010 - Partitions


Note:

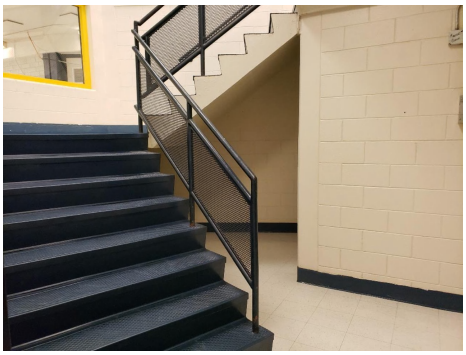
System: C1020 - Interior Doors





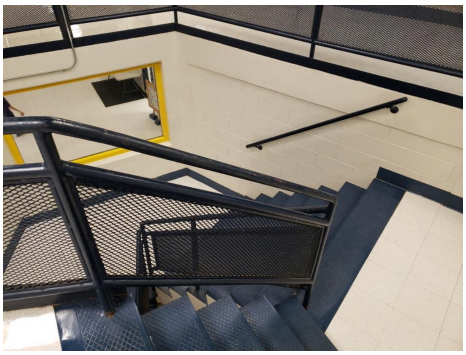
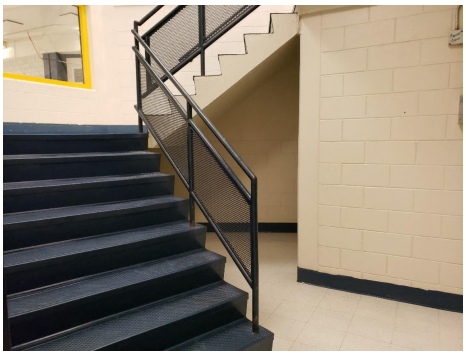
Note:

System: C1030 - Fittings

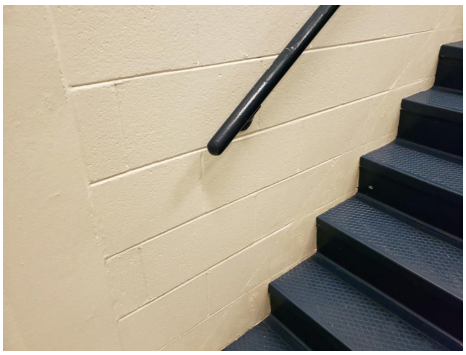
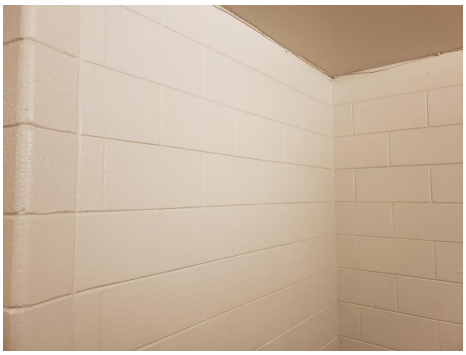
Note:

System: C2010 - Stair Construction

Note:

System: C3010230 - Paint & Covering

Note:

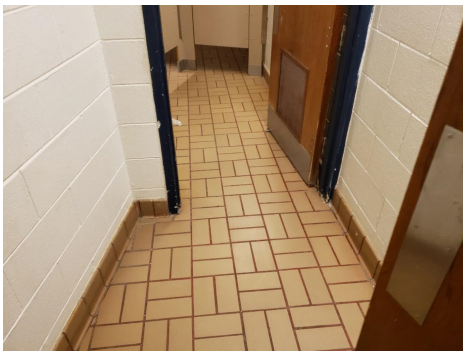
System: C3020405 - Epoxy



Note:

System: C3020420 - Ceramic Tile





Note:

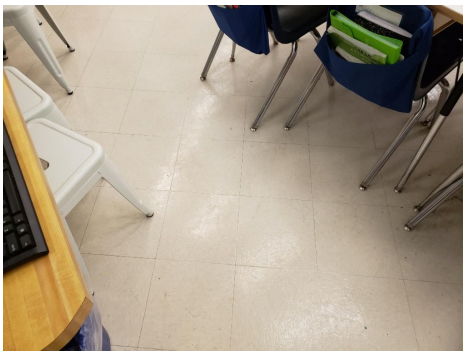
System: C3020901 - Carpet



Note:

System: C3020903 - VCT



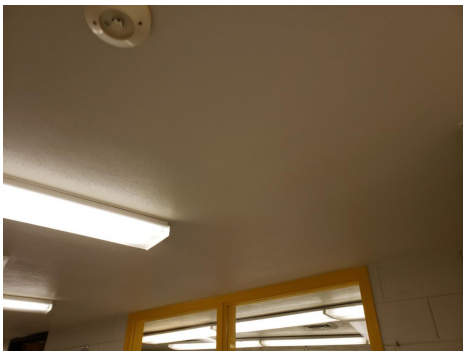


Note:

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: D2040 - Rain Water Drainage

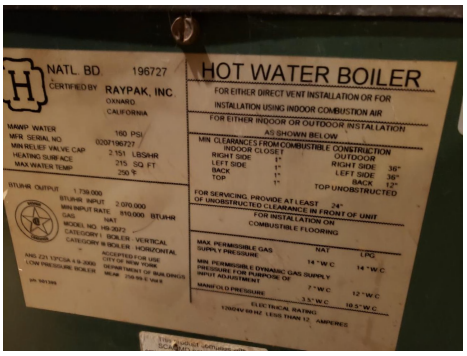


Note:

System: D3010 - Energy Supply

Note:

System: D3020 - Heat Generating Systems

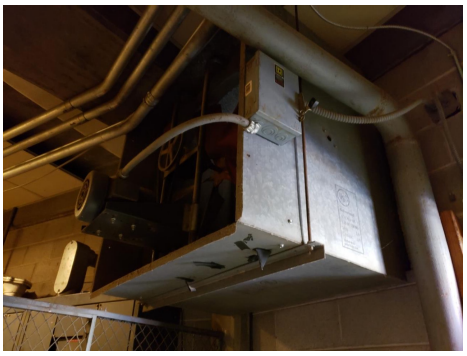


Note:

System: D3030 - Cooling Generating Systems

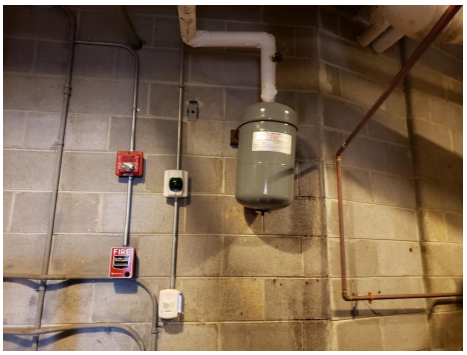
Note:

System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation



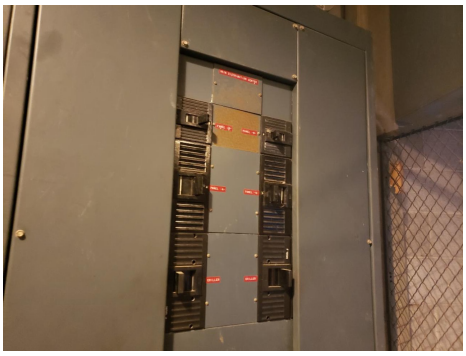
Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution


Note:

System: D5020 - Branch Wiring

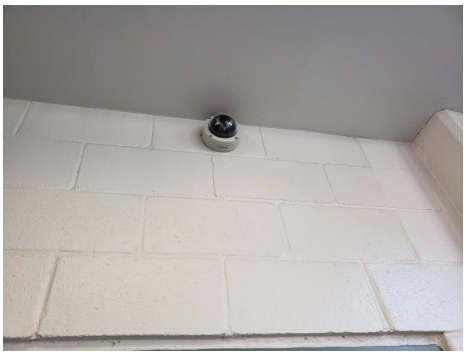
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,068,393**	**$29,259**	**$0**	**$868,635**	**$505,265**	**$0**	**$561,057**	**$0**	**$728,404**	**$0**	**$99,096**	**$4,860,109**
*** 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	$459,665	$0	$0	$0	$0	$0	$0	**$459,665**
B2030 - Exterior Doors	$0	$0	$0	$0	$45,600	$0	$0	$0	$0	$0	$0	**$45,600**
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	$339,874	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$339,874**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$150,134	$0	$0	$0	$0	**$150,134**
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	$91,999	**$91,999**

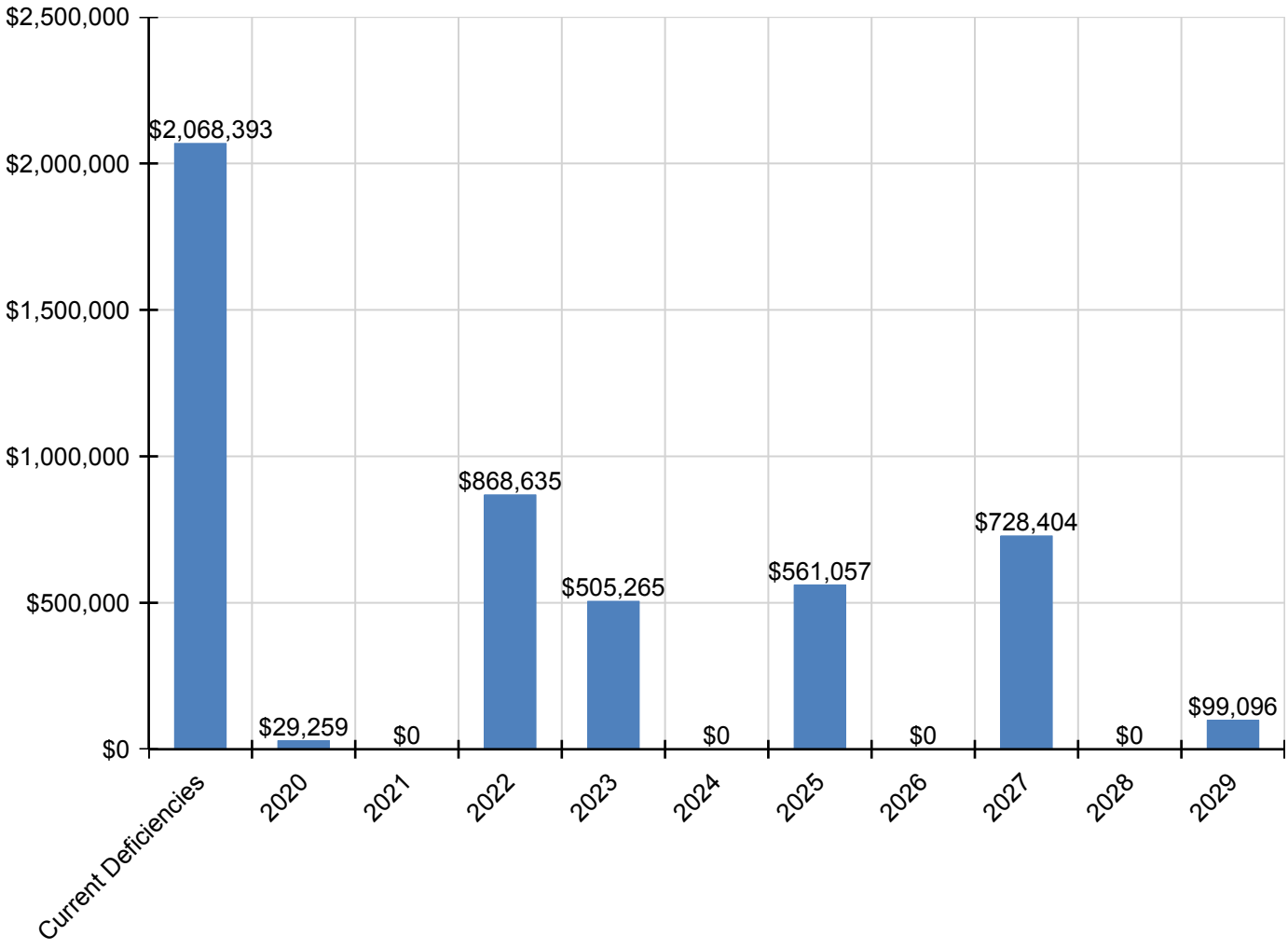
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$14,698	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,698**
C3020420 - Ceramic Tile	$89,542	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,542**
C3020901 - Carpet	$50,647	$0	$0	$0	$0	$0	$0	$0	$64,158	$0	$0	**$114,805**
C3020903 - VCT	$168,967	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$168,967**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$5,281	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,097	**$12,378**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$302,230	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$302,230**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$81,495	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,495**
D2040 - Rain Water Drainage	$19,093	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,093**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$217,679	$0	$0	**$217,679**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$446,567	$0	$0	**$446,567**
D3040 - Distribution Systems	$0	$0	$0	$868,635	$0	$0	$0	$0	$0	$0	$0	**$868,635**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$125,668	$0	$0	$0	$0	**$125,668**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$193,259	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$193,259**
D4020 - Standpipes	$15,833	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,833**
D4090 - Other Fire Protection Systems	$0	$29,259	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,259**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$108,970	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,970**
D5020 - Branch Wiring	$211,887	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$211,887**
D5020 - Lighting	$318,063	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$318,063**
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	$0	$83,963	$0	$0	$0	$0	**$83,963**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$152,359	$0	$0	$0	$0	**$152,359**
D5030920 - Data Communication	$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
D5090 - Other Electrical Systems	$58,211	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$58,211**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$5,004	$0	$0	$0	$0	**$5,004**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$43,928	$0	$0	$0	$0	**$43,928**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$90,343	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,343**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

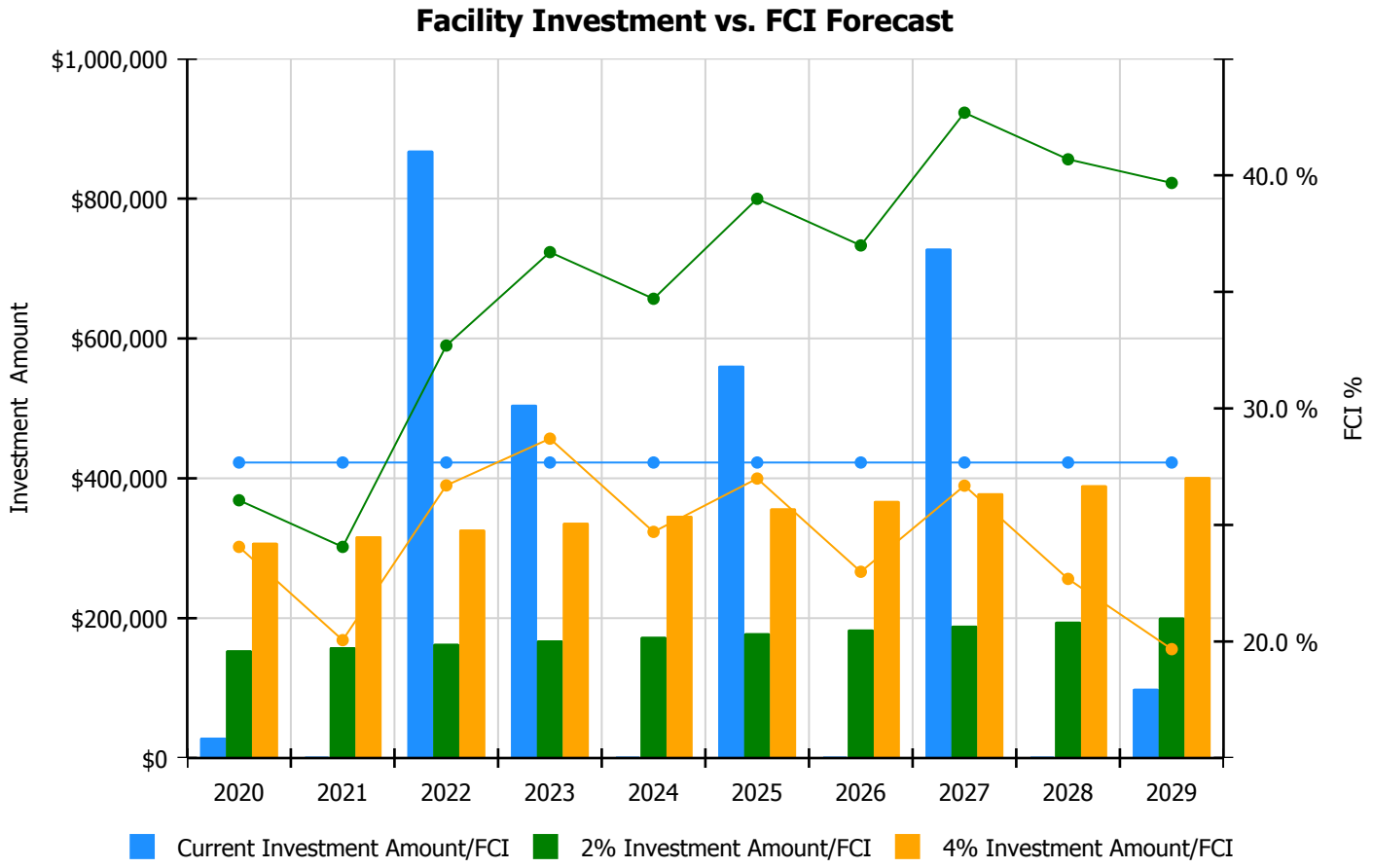
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

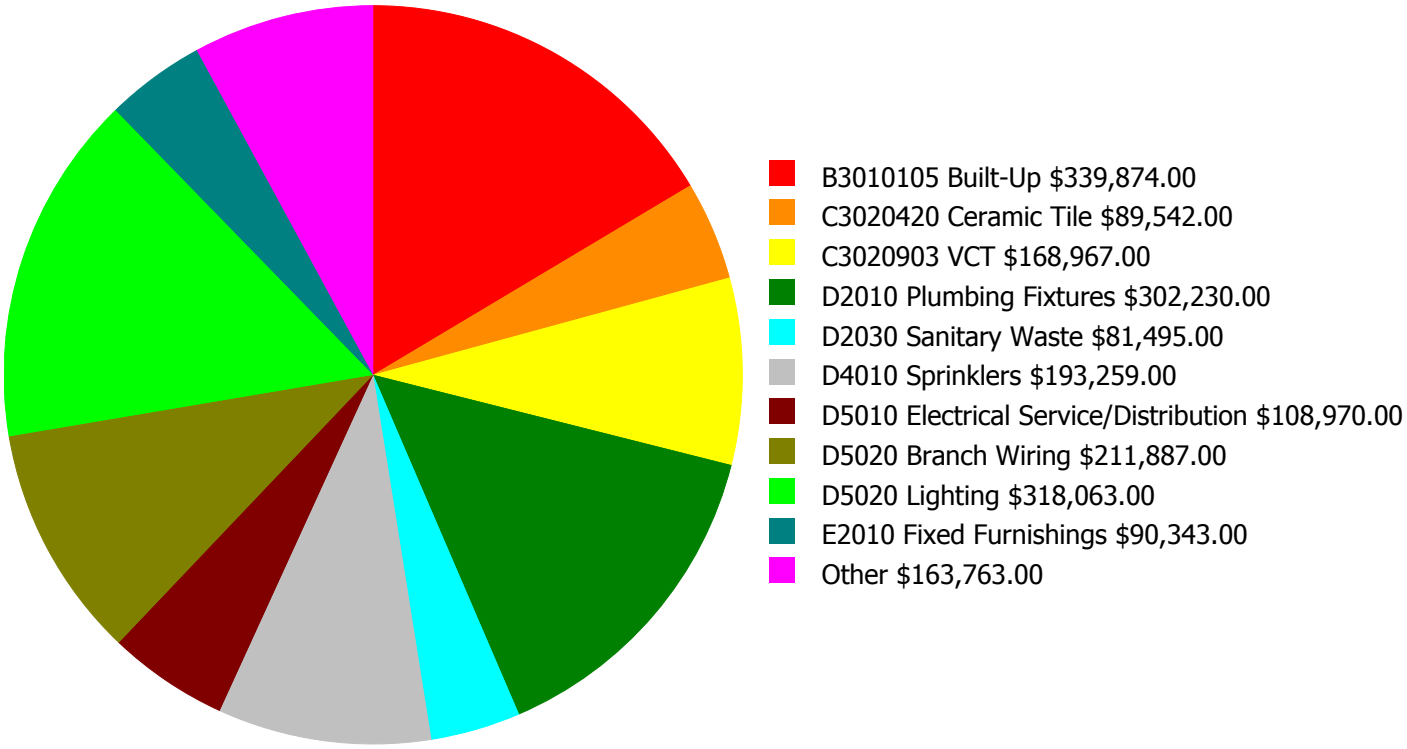
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 27.68%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$29,259	$153,943.00	26.06 %	$307,886.00	24.06 %
2021	$0	$158,561.00	24.06 %	$317,122.00	20.06 %
2022	$868,635	$163,318.00	32.70 %	$326,636.00	26.70 %
2023	$505,265	$168,217.00	36.70 %	$336,435.00	28.70 %
2024	$0	$173,264.00	34.70 %	$346,528.00	24.70 %
2025	$561,057	$178,462.00	38.99 %	$356,924.00	26.99 %
2026	$0	$183,816.00	36.99 %	$367,632.00	22.99 %
2027	$728,404	$189,330.00	42.69 %	$378,660.00	26.69 %
2028	$0	$195,010.00	40.69 %	$390,020.00	22.69 %
2029	$99,096	$200,860.00	39.67 %	$401,721.00	19.67 %
Total:	**$2,791,716**	**$1,764,781.00**		**$3,529,564.00**	

Deficiency Summary by System

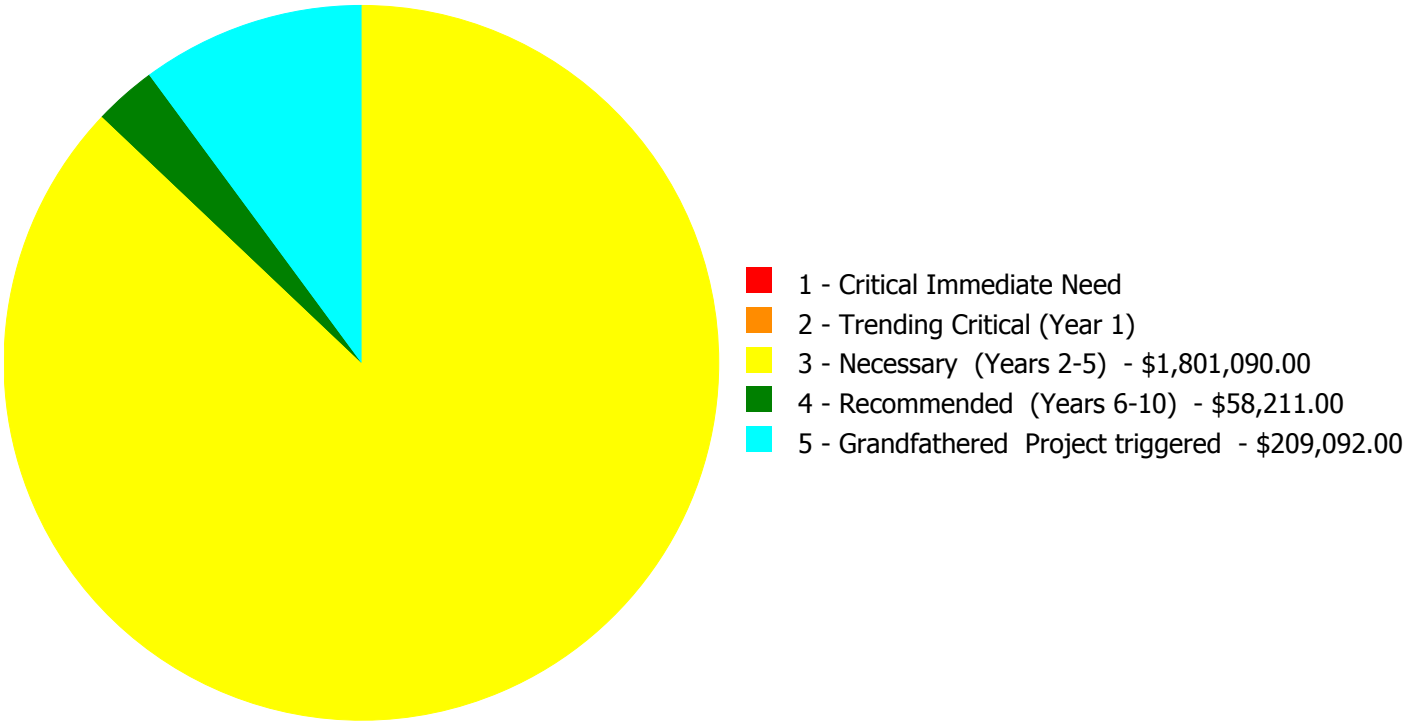
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,068,393.00

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: $2,068,393.00

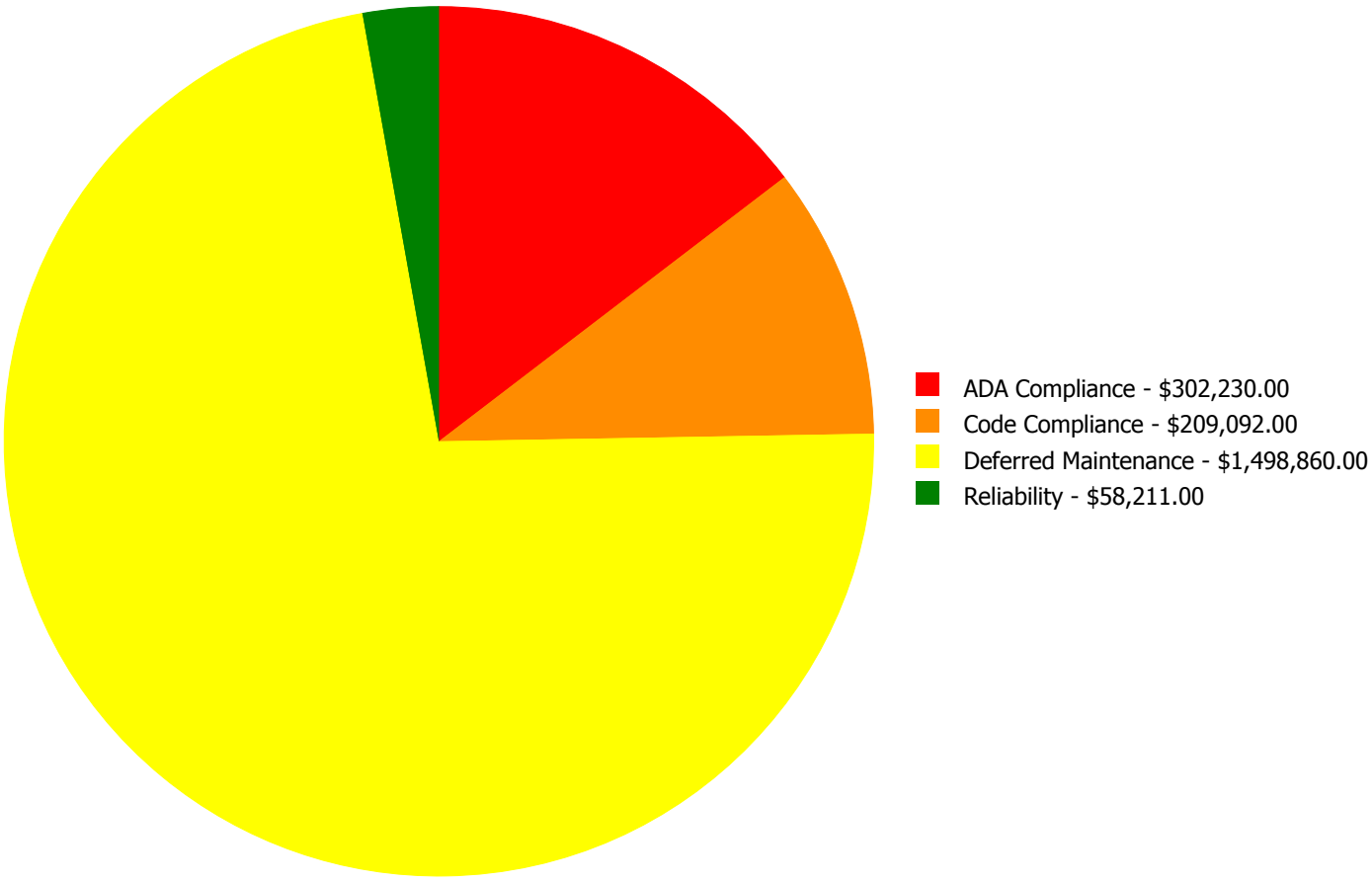
Deficiency By Priority Investment Table

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	$339,874.00	$0.00	$0.00	$339,874.00
C3020405	Epoxy	$0.00	$0.00	$14,698.00	$0.00	$0.00	$14,698.00
C3020420	Ceramic Tile	$0.00	$0.00	$89,542.00	$0.00	$0.00	$89,542.00
C3020901	Carpet	$0.00	$0.00	$50,647.00	$0.00	$0.00	$50,647.00
C3020903	VCT	$0.00	$0.00	$168,967.00	$0.00	$0.00	$168,967.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$5,281.00	$0.00	$0.00	$5,281.00
D2010	Plumbing Fixtures	$0.00	$0.00	$302,230.00	$0.00	$0.00	$302,230.00
D2030	Sanitary Waste	$0.00	$0.00	$81,495.00	$0.00	$0.00	$81,495.00
D2040	Rain Water Drainage	$0.00	$0.00	$19,093.00	$0.00	$0.00	$19,093.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$193,259.00	$193,259.00
D4020	Standpipes	$0.00	$0.00	$0.00	$0.00	$15,833.00	$15,833.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$108,970.00	$0.00	$0.00	$108,970.00
D5020	Branch Wiring	$0.00	$0.00	$211,887.00	$0.00	$0.00	$211,887.00
D5020	Lighting	$0.00	$0.00	$318,063.00	$0.00	$0.00	$318,063.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$58,211.00	$0.00	$58,211.00
E2010	Fixed Furnishings	$0.00	$0.00	$90,343.00	$0.00	$0.00	$90,343.00
	Total:	$0.00	$0.00	$1,801,090.00	$58,211.00	$209,092.00	$2,068,393.00

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: $2,068,393.00

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: 1967 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,277.00
Unit of Measure: S.F.
Estimate: $339,874.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

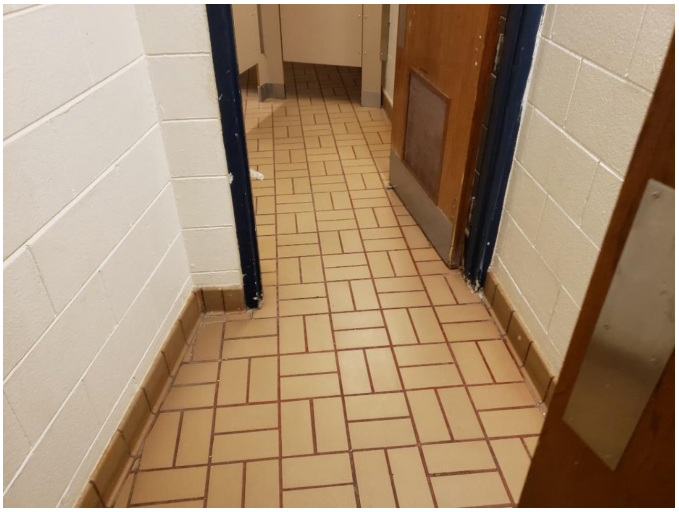
Notes:

System: C3020405 - Epoxy

Location: 1967 Bldg 2010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 720.00
Unit of Measure: S.F.
Estimate: $14,698.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

System: C3020420 - Ceramic Tile



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,566.00
Unit of Measure: S.F.
Estimate: $89,542.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

Notes: The original tile is beyond its expected 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: 6,139.00
Unit of Measure: S.F.
Estimate: $50,647.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

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

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 31,325.00
Unit of Measure: S.F.
Estimate: $168,967.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

Notes: The VCT flooring is in poor conditions, 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: 180.00
Unit of Measure: S.F.
Estimate: $5,281.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

Notes: The rubber 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: 42,335.00
Unit of Measure: S.F.
Estimate: $302,230.00
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: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 42,335.00
Unit of Measure: S.F.
Estimate: $81,495.00
Assessor Name: Eduardo Lopez
Date Created: 08/19/2013

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D2040 - Rain Water Drainage

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 42,335.00
Unit of Measure: S.F.
Estimate: $19,093.00
Assessor Name: Eduardo Lopez
Date Created: 01/26/2020

Notes: The rainwater drainage system is aged, in marginal condition, and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 42,335.00
Unit of Measure: S.F.
Estimate: $108,970.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes: The original electrical service is operating but is in marginal condition and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 42,335.00
Unit of Measure: S.F.
Estimate: $211,887.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

Notes: The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 42,335.00
Unit of Measure: S.F.
Estimate: $318,063.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: The original lighting system is operating, but is aged, in poor condition, and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 42,335.00
Unit of Measure: S.F.
Estimate: $90,343.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

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: 42,335.00
Unit of Measure: S.F.
Estimate: $58,211.00
Assessor Name: Eduardo Lopez
Date Created: 08/19/2013

Notes: No Emergency Generator installed, client requested standard.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 42,335.00
Unit of Measure: S.F.
Estimate: $193,259.00
Assessor Name: Eduardo Lopez
Date Created: 08/19/2013

Notes: No sprinkler system installed, client requested standard.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 42,335.00
Unit of Measure: S.F.
Estimate: $15,833.00
Assessor Name: Eduardo Lopez
Date Created: 08/19/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	36,256
Year Built:	1993
Last Renovation:	
Replacement Value:	$7,382,891
Repair Cost:	$2,788,037.00
Total FCI:	37.76 %
Total RSLI:	32.61 %
FCA Score:	62.24

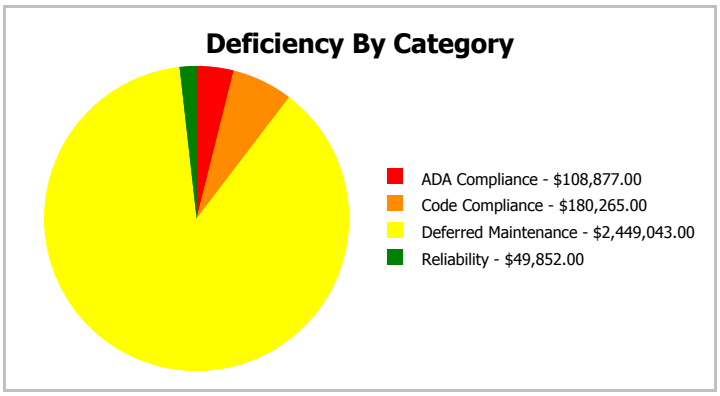
Description:

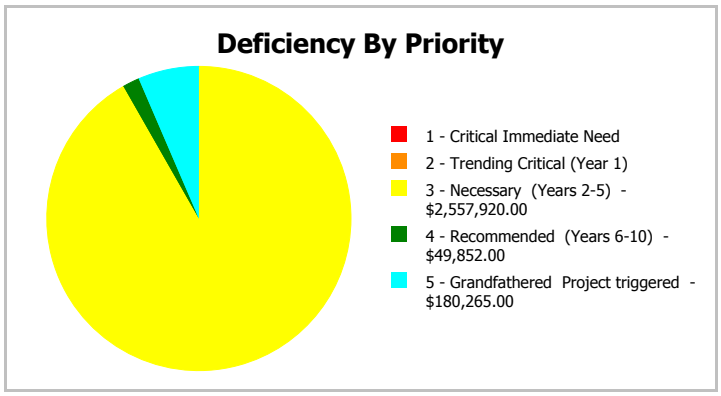
The narrative for this building is included in the Executive Summary Description at the front of this report.

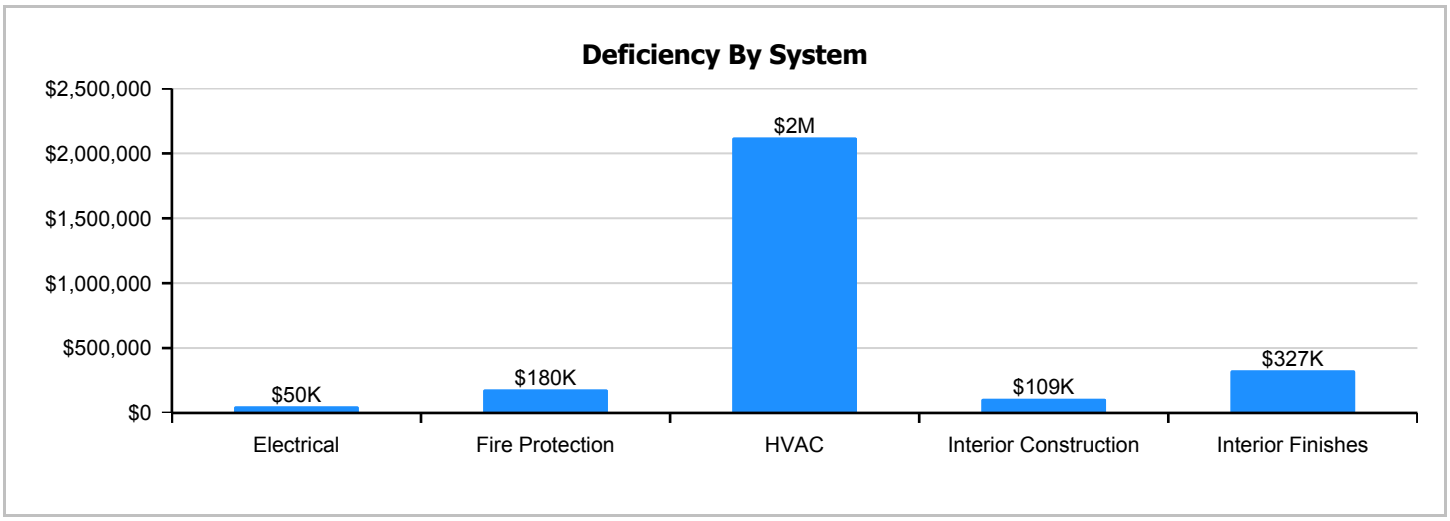
Attributes: This asset has no attributes.

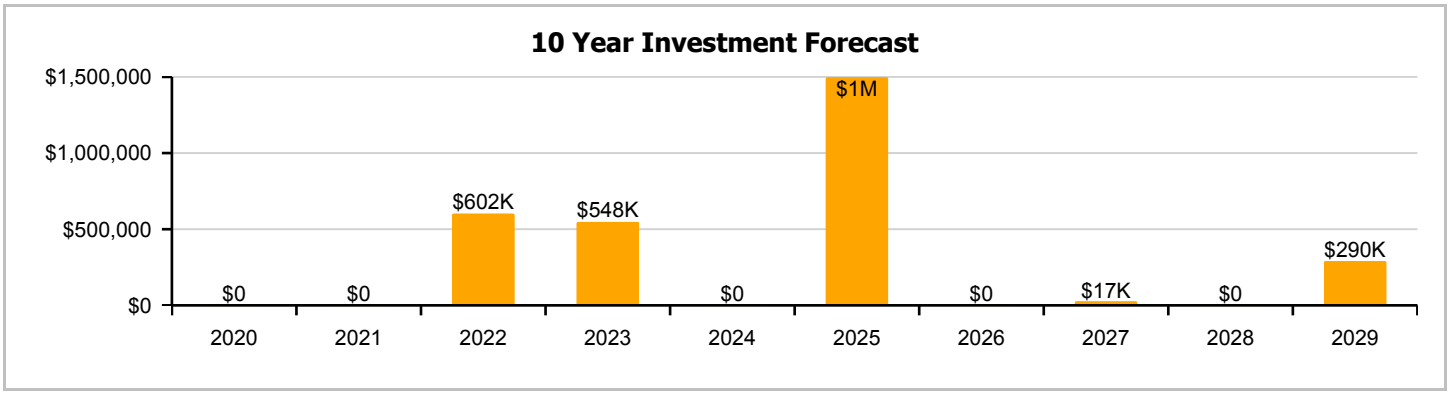
Dashboard Summary

Function:	Elementary	Gross Area:	36,256
Year Built:	1993	Last Renovation:	
Repair Cost:	$2,788,037	Replacement Value:	$7,382,891
FCI:	37.76 %	RSLI%:	32.61 %









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	49.32 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	45.45 %	24.61 %	$108,877.00
C20 - Stairs	74.00 %	0.00 %	$0.00
C30 - Interior Finishes	17.79 %	47.26 %	$327,342.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	25.37 %	0.00 %	$0.00
D30 - HVAC	0.45 %	108.75 %	$2,121,701.00
D40 - Fire Protection	0.00 %	110.00 %	$180,265.00
D50 - Electrical	21.48 %	6.01 %	$49,852.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**32.61 %**	**37.76 %**	**$2,788,037.00**

Photo Album

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

1). South Elevation - Nov 22, 2019

2). West Elevation - Nov 22, 2019

3). North Elevation - Nov 22, 2019

4). East Elevation - Nov 22, 2019

5). East Elevation - Nov 22, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.54	S.F.	36,256	100	1993	2093		74.00 %	0.00 %	74			$273,370
A1030	Slab on Grade	$6.37	S.F.	36,256	100	1993	2093		74.00 %	0.00 %	74			$230,951
B1010	Floor Construction	$19.19	S.F.	36,256	100	1993	2093		74.00 %	0.00 %	74			$695,753
B1020	Roof Construction	$12.41	S.F.	36,256	100	1993	2093		74.00 %	0.00 %	74			$449,937
B2010	Exterior Walls	$14.13	S.F.	36,256	100	1993	2093		74.00 %	0.00 %	74			$512,297
B2020	Exterior Windows	$8.82	S.F.	36,256	30	1993	2023		13.33 %	0.00 %	4			$319,778
B2030	Exterior Doors	$0.87	S.F.	36,256	30	1993	2023		13.33 %	0.00 %	4			$31,543
B3010130	Preformed Metal Roofing	$8.50	S.F.	22,765	30	1995	2025		20.00 %	0.00 %	6			$193,503
C1010	Partitions	$5.72	S.F.	36,256	100	1993	2093		74.00 %	0.00 %	74			$207,384
C1020	Interior Doors	$3.75	S.F.	36,256	40	1993	2033		35.00 %	0.00 %	14			$135,960
C1030	Fittings	$2.73	S.F.	36,256	20	1993	2013		0.00 %	110.00 %	-6		$108,877.00	$98,979
C2010	Stair Construction	$2.92	S.F.	36,256	100	1993	2093		74.00 %	0.00 %	74			$105,868
C3010230	Paint & Covering	$1.47	S.F.	34,081	10	1993	2003		0.00 %	0.00 %	-16			$50,099
C3020405	Epoxy	$17.30	S.F.	798	15	1993	2008		0.00 %	118.00 %	-11		$16,290.00	$13,805
C3020420	Ceramic Tile	$16.74	S.F.	2,175	50	1993	2043		48.00 %	0.00 %	24			$36,410
C3020901	Carpet	$7.50	S.F.	1,650	8	1993	2001		0.00 %	110.00 %	-18		$13,613.00	$12,375
C3020903	VCT	$3.48	S.F.	25,327	15	1993	2008		0.00 %	155.00 %	-11		$136,614.00	$88,138
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	5,482	10	2005	2015		0.00 %	110.00 %	-4		$160,825.00	$146,205
C3020999	Other - Wood	$13.79	S.F.	824	50	1993	2043		48.00 %	0.00 %	24			$11,363
C3030	Ceiling Finishes	$9.22	S.F.	36,256	20	2005	2025		30.00 %	0.00 %	6			$334,280
D1010	Elevators and Lifts	$2.47	S.F.	36,256	20	1993	2013	2025	30.00 %	0.00 %	6			$89,552
D2010	Plumbing Fixtures	$6.52	S.F.	36,256	20	1993	2013	2025	30.00 %	0.00 %	6			$236,389
D2020	Domestic Water Distribution	$0.75	S.F.	36,256	30	1993	2023		13.33 %	0.00 %	4			$27,192
D2030	Sanitary Waste	$1.76	S.F.	36,256	30	1993	2023		13.33 %	0.00 %	4			$63,811
D3010	Energy Supply	$0.61	S.F.	36,256	30	2001	2031		40.00 %	0.00 %	12			$22,116
D3020	Heat Generating Systems	$3.70	S.F.	36,256	20	2001	2021	2019	0.00 %	110.00 %	0		$147,562.00	$134,147
D3030	Cooling Generating Systems	$6.26	S.F.	36,256	20	2002	2022	2019	0.00 %	110.00 %	0		$249,659.00	$226,963
D3040	Distribution Systems	$26.30	S.F.	36,256	20	1993	2013		0.00 %	110.00 %	-6		$1,048,886.00	$953,533
D3050	Terminal & Package Units	$14.66	S.F.	36,256	15	2002	2017		0.00 %	110.00 %	-2		$584,664.00	$531,513
D3060	Controls & Instrumentation	$2.28	S.F.	36,256	15	2002	2017		0.00 %	110.00 %	-2		$90,930.00	$82,664
D4010	Sprinklers	$4.18	S.F.	36,256	30			2019	0.00 %	110.00 %	0		$166,705.00	$151,550
D4020	Standpipes	$0.34	S.F.	36,256	30			2019	0.00 %	110.00 %	0		$13,560.00	$12,327

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 $
D5010	Electrical Service/Distribution	$2.35	S.F.	36,256	20	2002	2022		15.00 %	0.00 %	3			$85,202
D5020	Branch Wiring	$6.88	S.F.	36,256	20	2002	2022		15.00 %	0.00 %	3			$249,441
D5020	Lighting	$4.58	S.F.	36,256	20	2002	2022		15.00 %	0.00 %	3			$166,052
D5030810	Security & Detection Systems	$1.51	S.F.	36,256	20	2005	2025		30.00 %	0.00 %	6			$54,747
D5030910	Fire Alarm Systems	$2.74	S.F.	36,256	20	2005	2025		30.00 %	0.00 %	6			$99,341
D5030920	Data Communication	$3.56	S.F.	36,256	25	2005	2030		44.00 %	0.00 %	11			$129,071
D5090	Other Electrical Systems	$1.25	S.F.	36,256	15			2019	0.00 %	110.00 %	0		$49,852.00	$45,320
E1020	Institutional Equipment	$0.09	S.F.	36,256	20	2005	2025		30.00 %	0.00 %	6			$3,263
E2010	Fixed Furnishings	$1.95	S.F.	36,256	20	2005	2025		30.00 %	0.00 %	6			$70,699
								Total	**32.61 %**	**37.76 %**			**$2,788,037.00**	**$7,382,891**

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



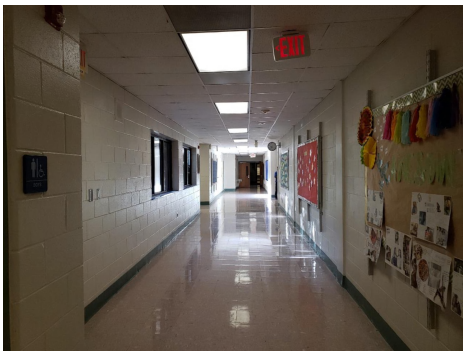
Note:

System: B3010130 - Preformed Metal Roofing



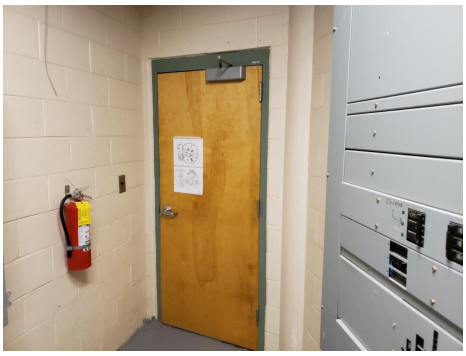
Note:

System: C1010 - Partitions

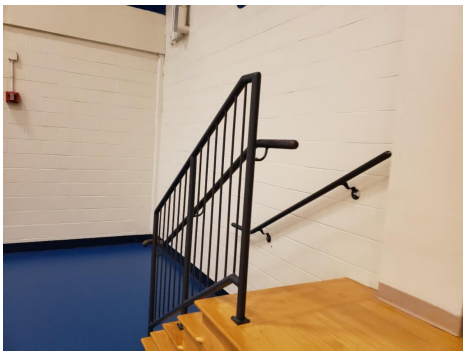
Note:

System: C1020 - Interior Doors



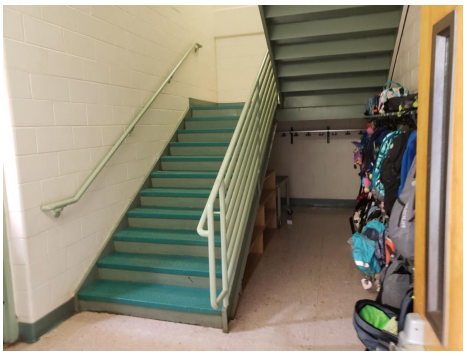
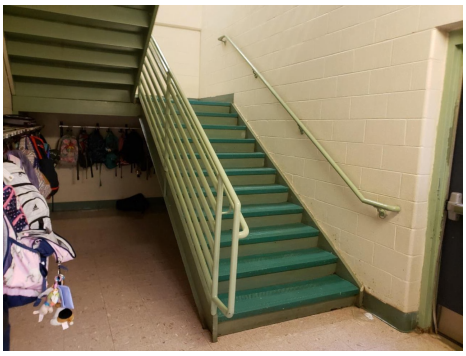

Note:

System: C1030 - Fittings

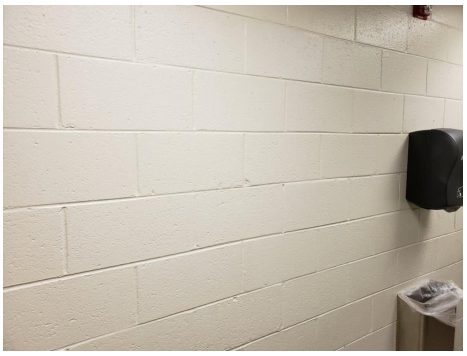
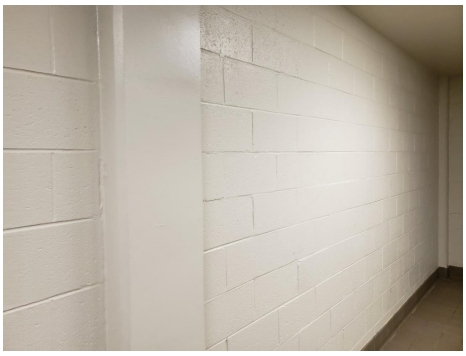

Note:

System: C2010 - Stair Construction

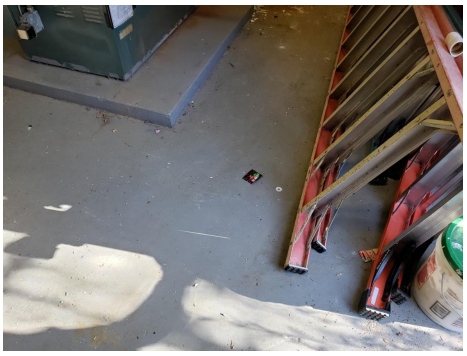

Note:

System: C3010230 - Paint & Covering

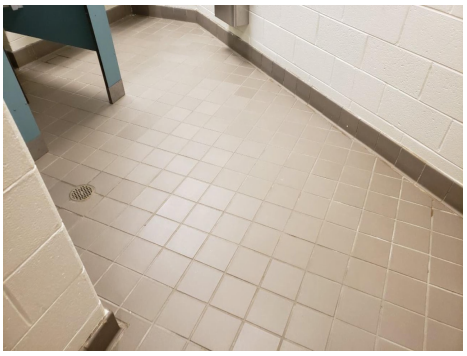
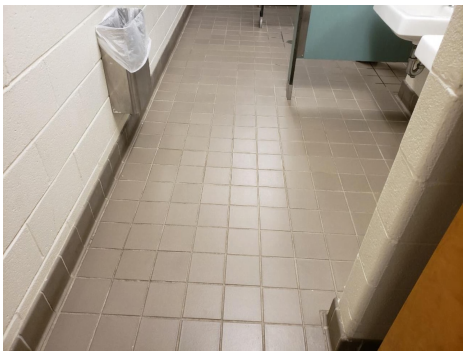

Note:

System: C3020405 - Epoxy



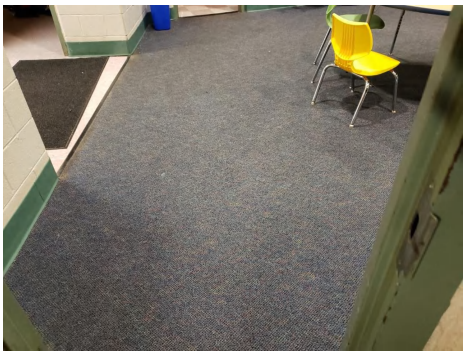

Note:

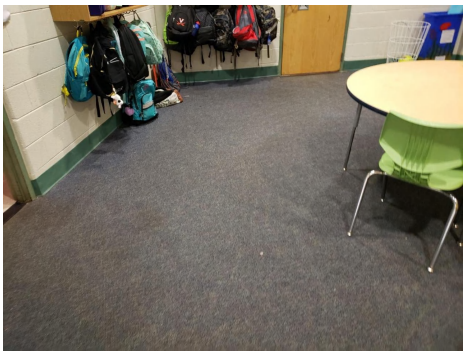
System: C3020420 - Ceramic Tile


Note:

System: C3020901 - Carpet

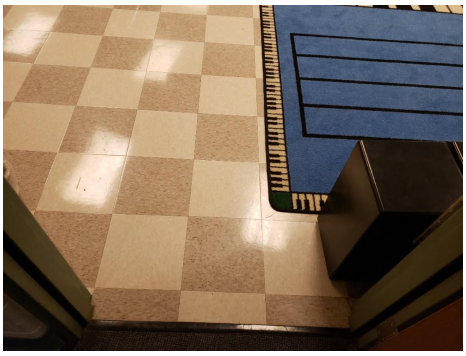




Note:

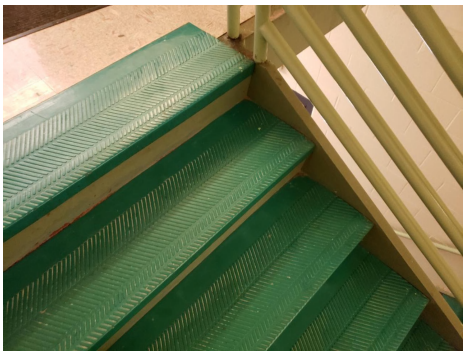
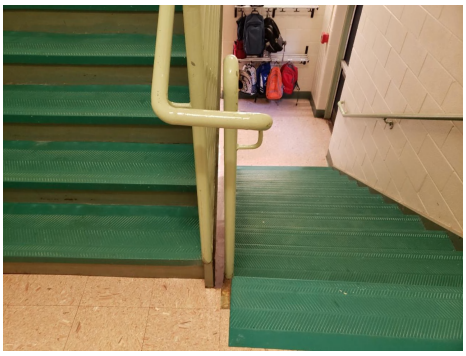
System: C3020903 - VCT





Note:

System: C3020999 - Other - Rubber or Neoprene

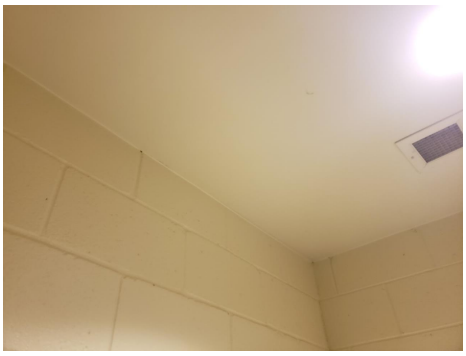
Note:

System: C3020999 - Other - Wood



Note:

System: C3030 - Ceiling Finishes


Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



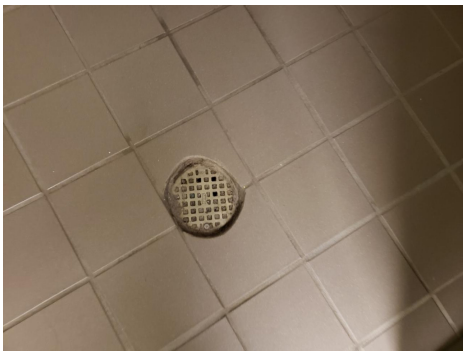
Note:

System: D2020 - Domestic Water Distribution



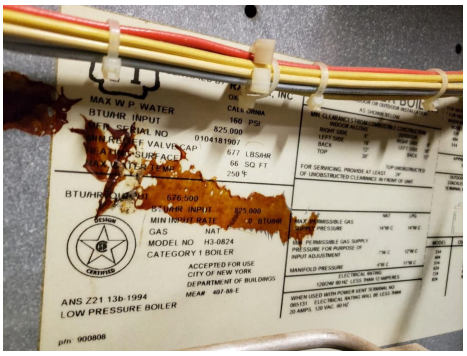
Note:

System: D2030 - Sanitary Waste


Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

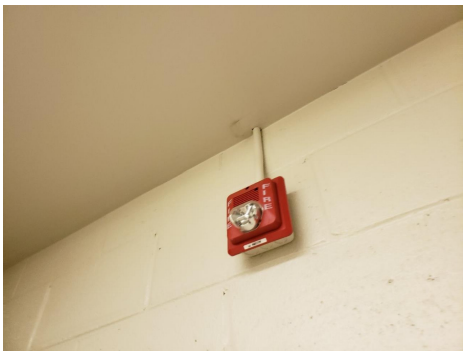
System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems

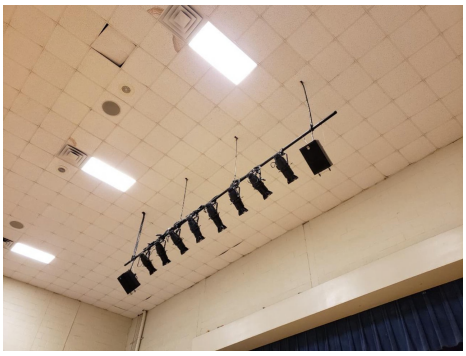

Note:

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:	**$2,788,037**	**$0**	**$0**	**$601,836**	**$547,623**	**$0**	**$1,497,112**	**$0**	**$17,245**	**$0**	**$290,197**	**$5,742,050**
*** 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	$395,904	$0	$0	$0	$0	$0	$0	**$395,904**
B2030 - Exterior Doors	$0	$0	$0	$0	$39,052	$0	$0	$0	$0	$0	$0	**$39,052**
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	$330,405	$0	$0	$0	$0	**$330,405**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$108,877	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,877**
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	$74,062	**$74,062**

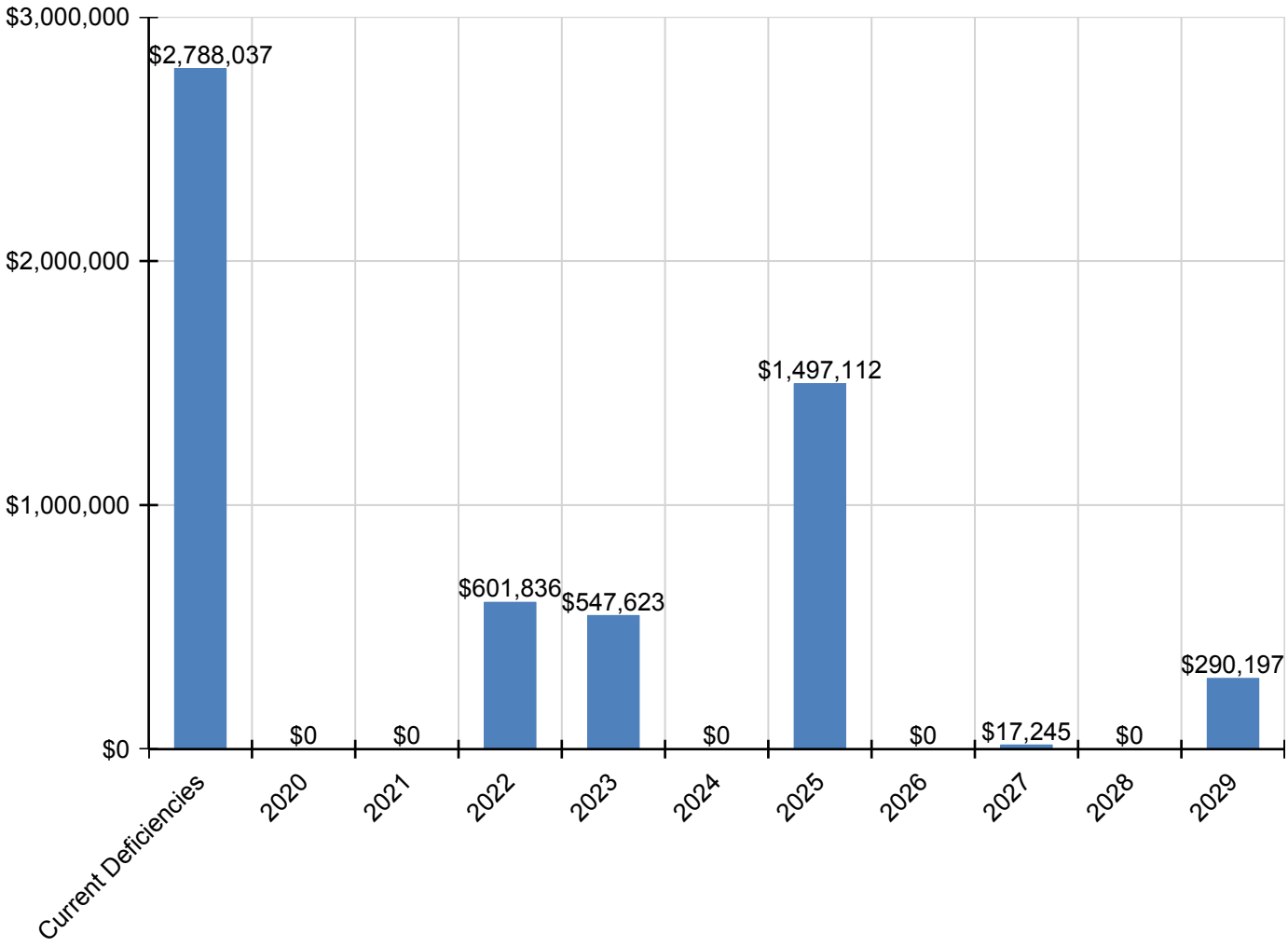
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$16,290	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,290**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$13,613	$0	$0	$0	$0	$0	$0	$0	$17,245	$0	$0	**$30,858**
C3020903 - VCT	$136,614	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$136,614**
C3020999 - Other - Rubber or Neoprene	$160,825	$0	$0	$0	$0	$0	$0	$0	$0	$0	$216,135	**$376,960**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$439,063	$0	$0	$0	$0	**$439,063**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$117,624	$0	$0	$0	$0	**$117,624**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$310,487	$0	$0	$0	$0	**$310,487**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$33,665	$0	$0	$0	$0	$0	$0	**$33,665**
D2030 - Sanitary Waste	$0	$0	$0	$0	$79,002	$0	$0	$0	$0	$0	$0	**$79,002**
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	$147,562	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$147,562**
D3030 - Cooling Generating Systems	$249,659	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$249,659**
D3040 - Distribution Systems	$1,048,886	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,048,886**
D3050 - Terminal & Package Units	$584,664	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$584,664**
D3060 - Controls & Instrumentation	$90,930	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,930**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$166,705	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,705**
D4020 - Standpipes	$13,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,560**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$102,413	$0	$0	$0	$0	$0	$0	$0	**$102,413**
D5020 - Branch Wiring	$0	$0	$0	$299,828	$0	$0	$0	$0	$0	$0	$0	**$299,828**
D5020 - Lighting	$0	$0	$0	$199,595	$0	$0	$0	$0	$0	$0	$0	**$199,595**
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	$0	$71,907	$0	$0	$0	$0	**$71,907**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$130,481	$0	$0	$0	$0	**$130,481**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$49,852	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,852**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$4,285	$0	$0	$0	$0	**$4,285**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$92,860	$0	$0	$0	$0	**$92,860**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

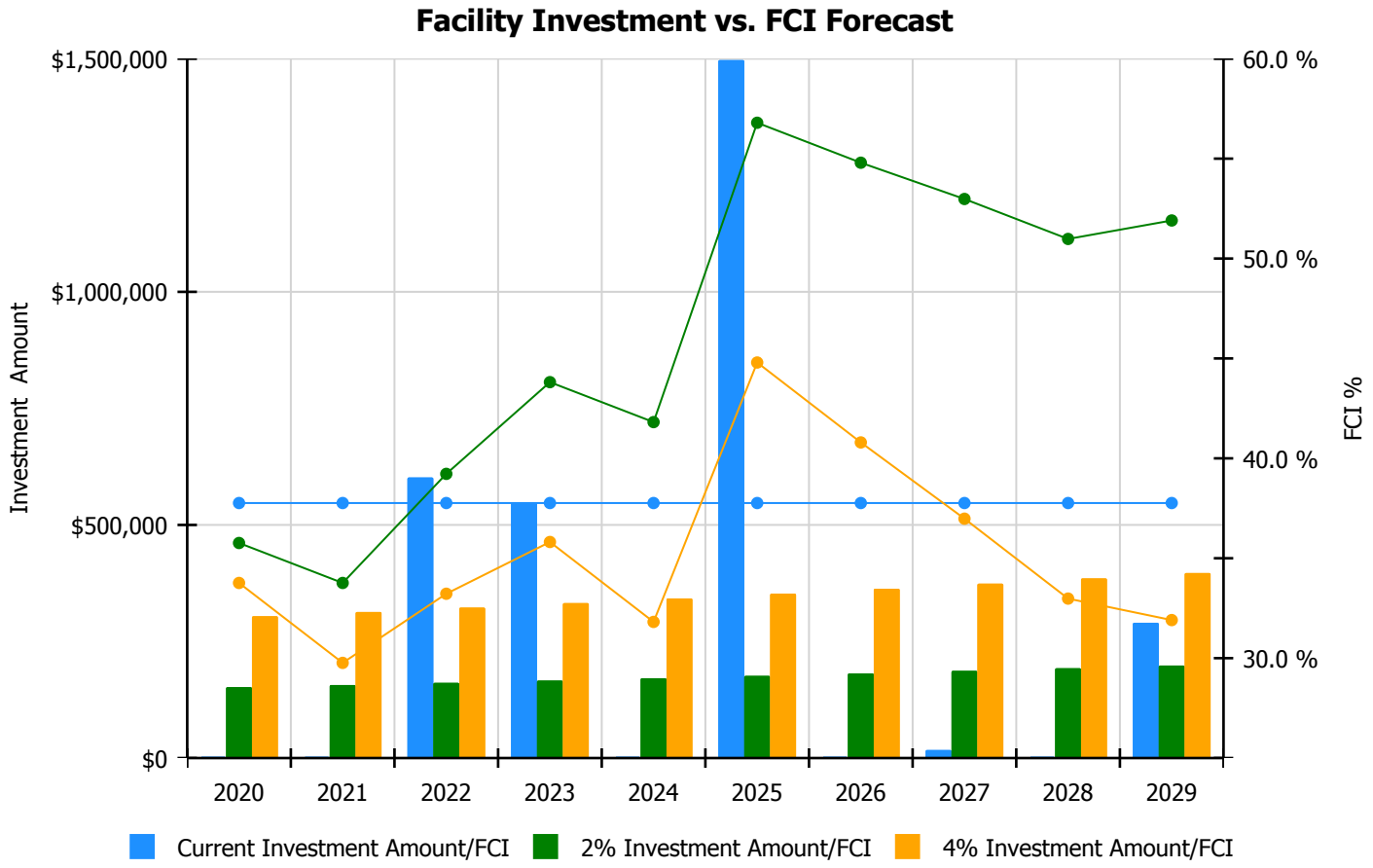
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

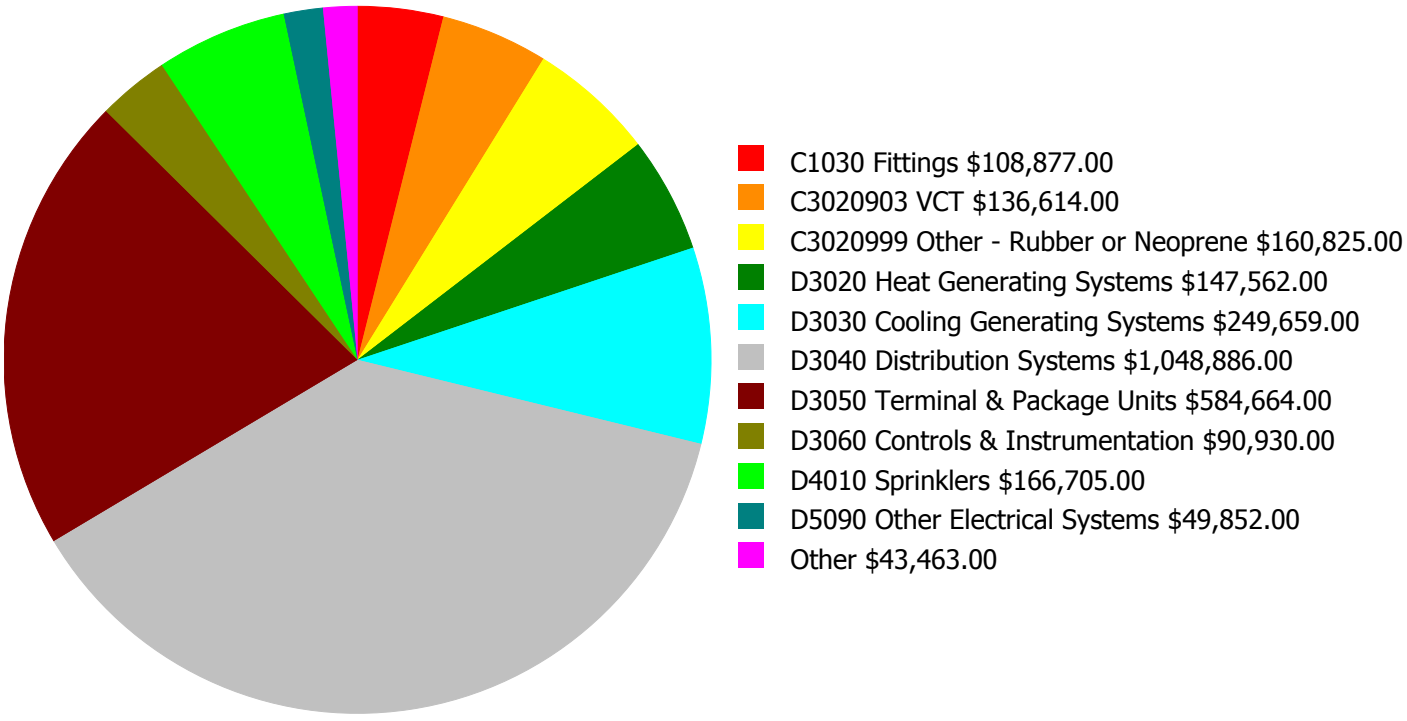
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 37.76%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$152,088.00	35.76 %	$304,175.00	33.76 %
2021	$0	$156,650.00	33.76 %	$313,300.00	29.76 %
2022	$601,836	$161,350.00	39.22 %	$322,699.00	33.22 %
2023	$547,623	$166,190.00	43.81 %	$332,380.00	35.81 %
2024	$0	$171,176.00	41.81 %	$342,352.00	31.81 %
2025	$1,497,112	$176,311.00	56.80 %	$352,622.00	44.80 %
2026	$0	$181,600.00	54.80 %	$363,201.00	40.80 %
2027	$17,245	$187,049.00	52.98 %	$374,097.00	36.98 %
2028	$0	$192,660.00	50.98 %	$385,320.00	32.98 %
2029	$290,197	$198,440.00	51.91 %	$396,880.00	31.91 %
Total:	**$2,954,013**	**$1,743,514.00**		**$3,487,026.00**	

Deficiency Summary by System

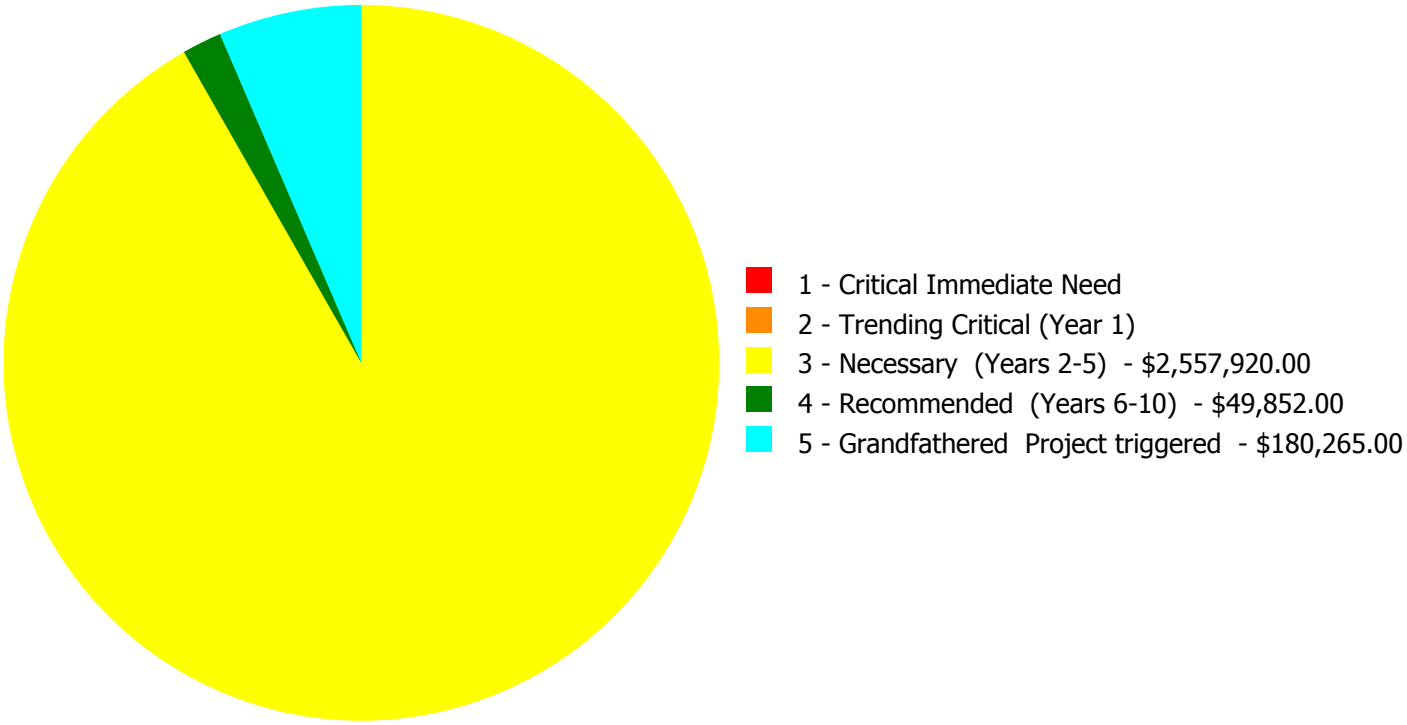
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,788,037.00

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: $2,788,037.00

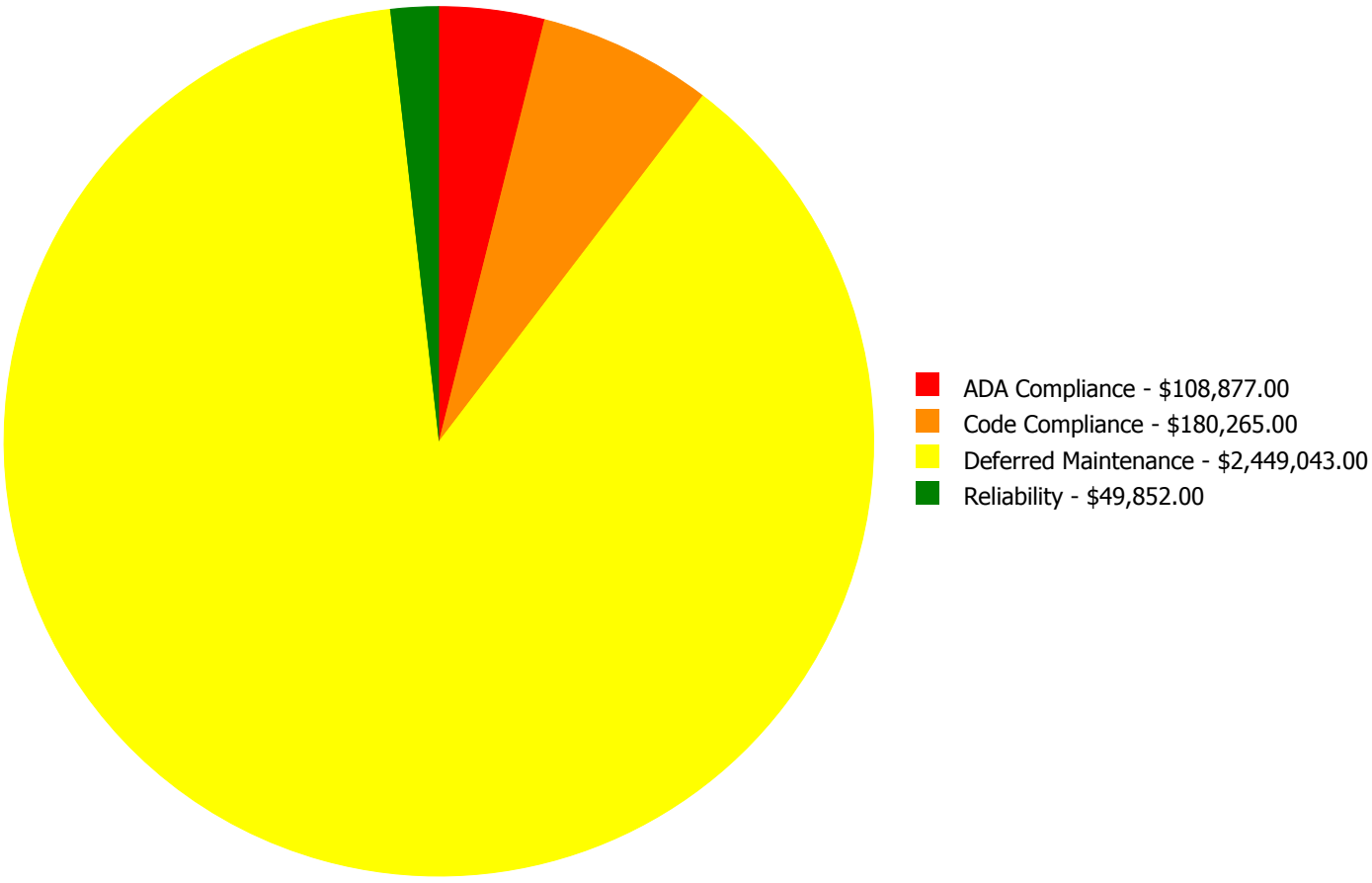
Deficiency By Priority Investment Table

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
C1030	Fittings	$0.00	$0.00	$108,877.00	$0.00	$0.00	$108,877.00
C3020405	Epoxy	$0.00	$0.00	$16,290.00	$0.00	$0.00	$16,290.00
C3020901	Carpet	$0.00	$0.00	$13,613.00	$0.00	$0.00	$13,613.00
C3020903	VCT	$0.00	$0.00	$136,614.00	$0.00	$0.00	$136,614.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$160,825.00	$0.00	$0.00	$160,825.00
D3020	Heat Generating Systems	$0.00	$0.00	$147,562.00	$0.00	$0.00	$147,562.00
D3030	Cooling Generating Systems	$0.00	$0.00	$249,659.00	$0.00	$0.00	$249,659.00
D3040	Distribution Systems	$0.00	$0.00	$1,048,886.00	$0.00	$0.00	$1,048,886.00
D3050	Terminal & Package Units	$0.00	$0.00	$584,664.00	$0.00	$0.00	$584,664.00
D3060	Controls & Instrumentation	$0.00	$0.00	$90,930.00	$0.00	$0.00	$90,930.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$166,705.00	$166,705.00
D4020	Standpipes	$0.00	$0.00	$0.00	$0.00	$13,560.00	$13,560.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$49,852.00	$0.00	$49,852.00
	Total:	$0.00	$0.00	$2,557,920.00	$49,852.00	$180,265.00	$2,788,037.00

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: $2,788,037.00

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: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 36,256.00
Unit of Measure: S.F.
Estimate: $108,877.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

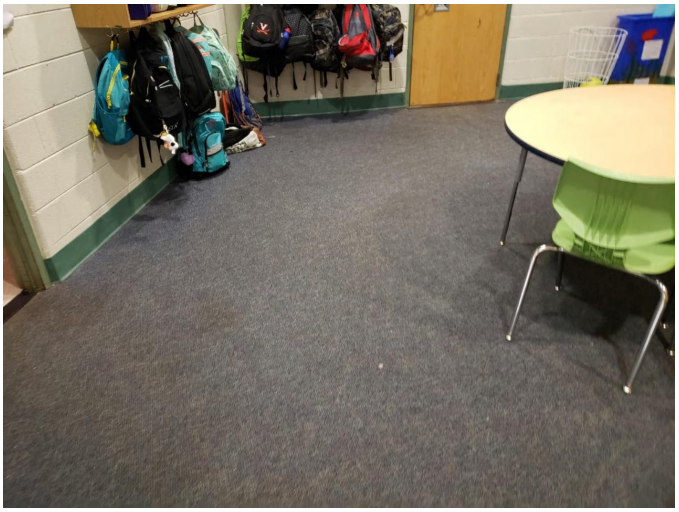
Notes: The fittings throughout the building are aged, and should be replaced.

System: C3020405 - Epoxy

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 798.00
Unit of Measure: S.F.
Estimate: $16,290.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

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

System: C3020901 - Carpet



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,650.00
Unit of Measure: S.F.
Estimate: $13,613.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

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

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 25,327.00
Unit of Measure: S.F.
Estimate: $136,614.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

Notes: The VCT flooring is beyond its expected life, and should be replaced.

System: C3020999 - Other - Rubber or Neoprene

Location: 1993 Bldg 2011
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,482.00
Unit of Measure: S.F.
Estimate: $160,825.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

System: D3020 - Heat Generating Systems

Location: 1993 Bldg 2011
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 36,256.00
Unit of Measure: S.F.
Estimate: $147,562.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

System: D3030 - Cooling Generating Systems

Location: 1993 Bldg 2011
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 36,256.00
Unit of Measure: S.F.
Estimate: $249,659.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

System: D3040 - Distribution Systems

Location: 1993 Bldg 2011
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 36,256.00
Unit of Measure: S.F.
Estimate: $1,048,886.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

System: D3050 - Terminal & Package Units

Location: 1993 Bldg 2011
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 36,256.00
Unit of Measure: S.F.
Estimate: $584,664.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

System: D3060 - Controls & Instrumentation

Location: 1993 Bldg 2011
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 36,256.00
Unit of Measure: S.F.
Estimate: $90,930.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

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: 36,256.00
Unit of Measure: S.F.
Estimate: $49,852.00
Assessor Name: Eduardo Lopez
Date Created: 08/19/2013

Notes: No Emergency Generator installed, client requested standard.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 36,256.00
Unit of Measure: S.F.
Estimate: $166,705.00
Assessor Name: Eduardo Lopez
Date Created: 08/19/2013

Notes: No sprinkler system installed, client requested standard.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 36,256.00
Unit of Measure: S.F.
Estimate: $13,560.00
Assessor Name: Eduardo Lopez
Date Created: 08/19/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	18,952
Year Built:	2005
Last Renovation:	
Replacement Value:	$3,466,468
Repair Cost:	$326,881.00
Total FCI:	9.43 %
Total RSLI:	54.74 %
FCA Score:	90.57

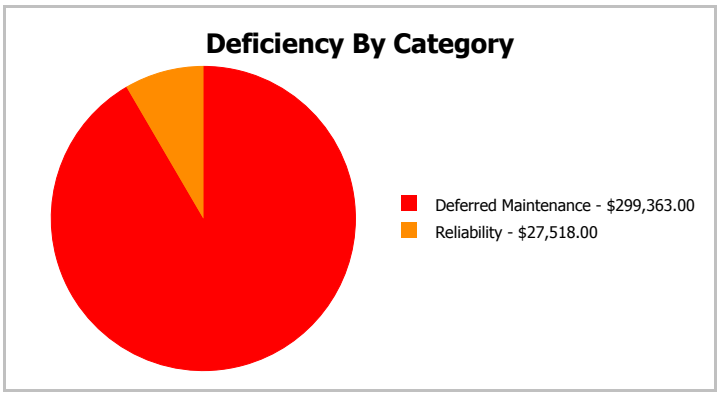
Description:

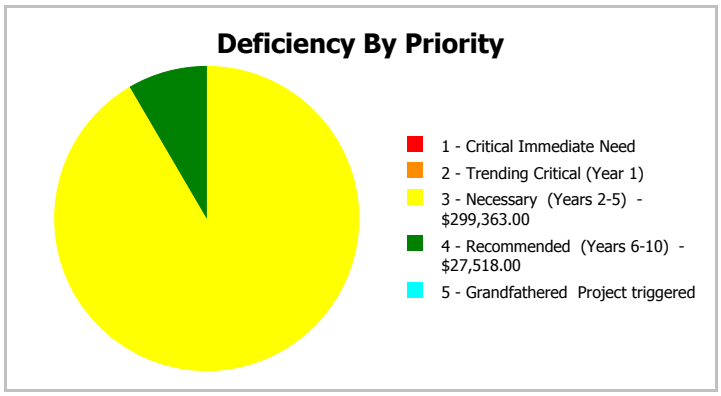
The narrative for this building is included in the Executive Summary Description at the front of this report.

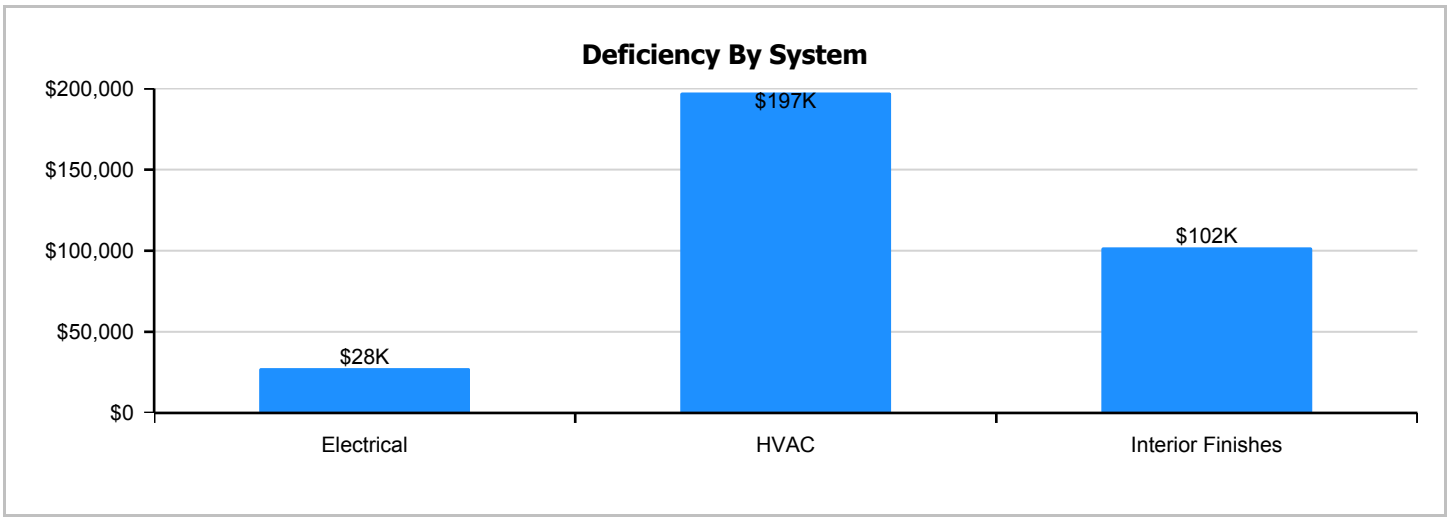
Attributes: This asset has no attributes.

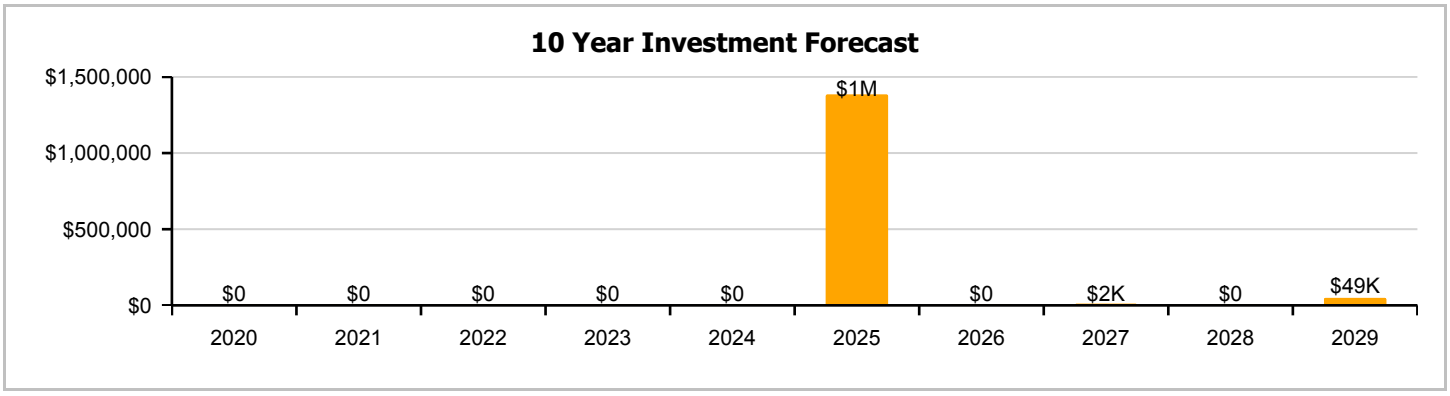
Dashboard Summary

Function:	Elementary	Gross Area:	18,952
Year Built:	2005	Last Renovation:	
Repair Cost:	$326,881	Replacement Value:	$3,466,468
FCI:	9.43 %	RSLI%:	54.74 %









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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.70 %	0.00 %	$0.00
B30 - Roofing	45.72 %	0.00 %	$0.00
C10 - Interior Construction	67.06 %	0.00 %	$0.00
C20 - Stairs	86.00 %	0.00 %	$0.00
C30 - Interior Finishes	23.29 %	34.12 %	$101,940.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	36.46 %	0.00 %	$0.00
D30 - HVAC	30.85 %	33.41 %	$197,423.00
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	30.43 %	6.17 %	$27,518.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**54.74 %**	**9.43 %**	**$326,881.00**

Photo Album

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

1). North Elevation - Nov 22, 2019

2). West Elevation - Nov 22, 2019

3). South Elevation - Nov 22, 2019

4). East Elevation - Nov 22, 2019

5). Northeast Elevation - Nov 22, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.87	S.F.	18,952	100	2005	2105		86.00 %	0.00 %	86			$149,152
A1030	Slab on Grade	$6.65	S.F.	18,952	100	2005	2105		86.00 %	0.00 %	86			$126,031
B1010	Floor Construction	$20.02	S.F.	18,952	100	2005	2105		86.00 %	0.00 %	86			$379,419
B1020	Roof Construction	$12.95	S.F.	18,952	100	2005	2105		86.00 %	0.00 %	86			$245,428
B2010	Exterior Walls	$14.74	S.F.	18,952	100	2005	2105		86.00 %	0.00 %	86			$279,352
B2020	Exterior Windows	$9.20	S.F.	18,952	30	2005	2035		53.33 %	0.00 %	16			$174,358
B2030	Exterior Doors	$0.92	S.F.	18,952	30	2005	2035		53.33 %	0.00 %	16			$17,436
B3010105	Built-Up	$7.15	S.F.	8,349	25	2005	2030		44.00 %	0.00 %	11			$59,695
B3020	Roof Openings	$1.62	S.F.	8,349	30	2005	2035		53.33 %	0.00 %	16			$13,525
C1010	Partitions	$6.00	S.F.	18,952	100	2005	2105		86.00 %	0.00 %	86			$113,712
C1020	Interior Doors	$3.92	S.F.	18,952	40	2005	2045		65.00 %	0.00 %	26			$74,292
C1030	Fittings	$2.85	S.F.	18,952	20	2005	2025		30.00 %	0.00 %	6			$54,013
C2010	Stair Construction	$3.01	S.F.	18,952	100	2005	2105		86.00 %	0.00 %	86			$57,046
C3010220	Tile	$9.25	S.F.	723	30	2005	2035		53.33 %	0.00 %	16			$6,688
C3010230	Paint & Covering	$1.47	S.F.	18,229	10	2005	2015		0.00 %	0.00 %	-4			$26,797
C3020420	Ceramic Tile	$16.74	S.F.	723	50	2005	2055		72.00 %	0.00 %	36			$12,103
C3020901	Carpet	$7.50	S.F.	167	8	2005	2013		0.00 %	109.98 %	-6		$1,378.00	$1,253
C3020903	VCT	$3.48	S.F.	17,376	15	2005	2020	2019	0.00 %	155.00 %	0		$93,726.00	$60,468
C3020999	Other -Concrete Finish	$6.87	S.F.	453	100	2005	2105		86.00 %	0.00 %	86			$3,112
C3020999	Other -Rubber or Neoprene	$26.67	S.F.	233	10	2005	2015		0.00 %	110.01 %	-4		$6,836.00	$6,214
C3030	Ceiling Finishes	$9.61	S.F.	18,952	20	2005	2025		30.00 %	0.00 %	6			$182,129
D1010	Elevators and Lifts	$4.26	S.F.	18,952	20	2005	2025		30.00 %	0.00 %	6			$80,736
D2010	Plumbing Fixtures	$6.79	S.F.	18,952	20	2005	2025		30.00 %	0.00 %	6			$128,684
D2020	Domestic Water Distribution	$0.76	S.F.	18,952	30	2005	2035		53.33 %	0.00 %	16			$14,404
D2030	Sanitary Waste	$1.84	S.F.	18,952	30	2005	2035		53.33 %	0.00 %	16			$34,872
D3020	Heat Generating Systems	$3.84	S.F.	18,952	20	2011	2031		60.00 %	0.00 %	12			$72,776
D3030	Cooling Generating Systems	$6.51	S.F.	18,952	20	2011	2031		60.00 %	0.00 %	12			$123,378
D3040	Distribution Systems	$11.36	S.F.	18,952	20	2005	2025		30.00 %	0.00 %	6			$215,295
D3050	Terminal & Package Units	$7.10	S.F.	18,952	15	2005	2020	2019	0.00 %	110.00 %	0		$148,015.00	$134,559
D3060	Controls & Instrumentation	$2.37	S.F.	18,952	15	2005	2020	2019	0.00 %	110.00 %	0		$49,408.00	$44,916
D4010	Sprinklers	$4.36	S.F.	18,952	30	2005	2035		53.33 %	0.00 %	16			$82,631
D4020	Standpipes	$0.35	S.F.	18,952	30	2005	2035		53.33 %	0.00 %	16			$6,633
D5010	Electrical Service/Distribution	$2.45	S.F.	18,952	20	2005	2025		30.00 %	0.00 %	6			$46,432
D5020	Branch Wiring	$4.79	S.F.	18,952	20	2005	2025		30.00 %	0.00 %	6			$90,780
D5020	Lighting	$7.17	S.F.	18,952	20	2005	2025		30.00 %	0.00 %	6			$135,886
D5030810	Security & Detection Systems	$1.51	S.F.	18,952	20	2005	2025		30.00 %	0.00 %	6			$28,618
D5030910	Fire Alarm Systems	$2.74	S.F.	18,952	20	2005	2025		30.00 %	0.00 %	6			$51,928
D5030920	Data Communication	$3.56	S.F.	18,952	25	2005	2030		44.00 %	0.00 %	11			$67,469
D5090	Other Electrical Systems	$1.32	S.F.	18,952	15			2019	0.00 %	110.00 %	0		$27,518.00	$25,017
E2010	Fixed Furnishings	$2.07	S.F.	18,952	20	2005	2025		30.00 %	0.00 %	6			$39,231
								Total	**54.74 %**	**9.43 %**			**$326,881.00**	**$3,466,468**

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



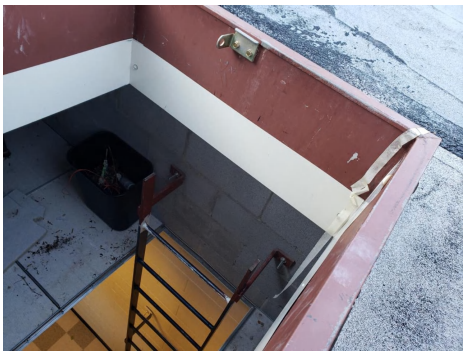
Note:

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings

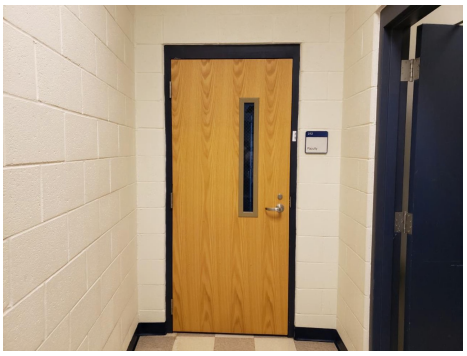



Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

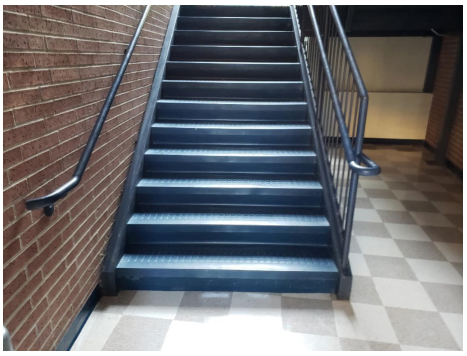




Note:

System: C1030 - Fittings

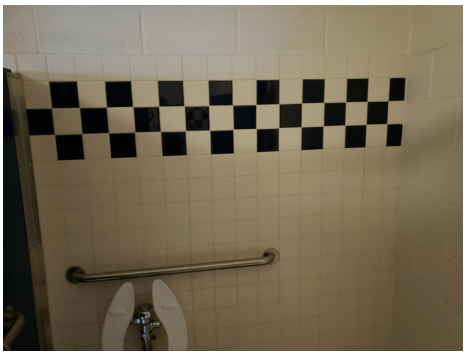

Note:

System: C2010 - Stair Construction



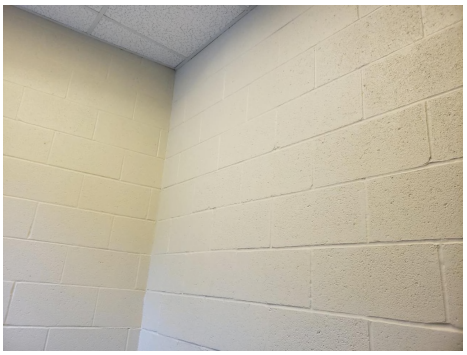
Note:

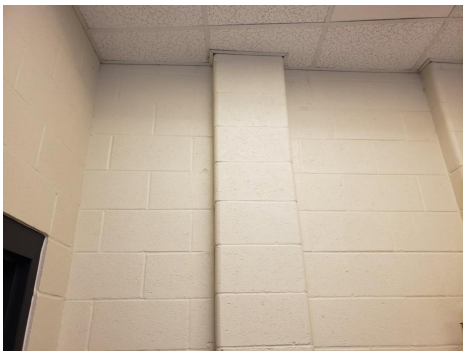
System: C3010220 - Tile




Note:

System: C3010230 - Paint & Covering

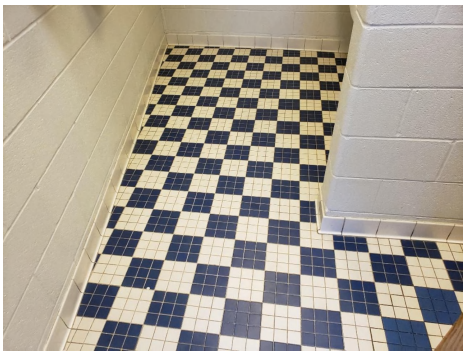




Note:

System: C3020420 - Ceramic Tile

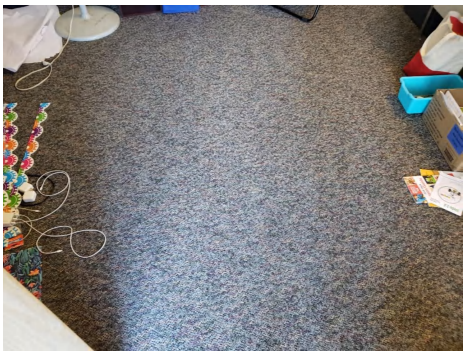




Note:

System: C3020901 - Carpet





Note:

System: C3020903 - VCT

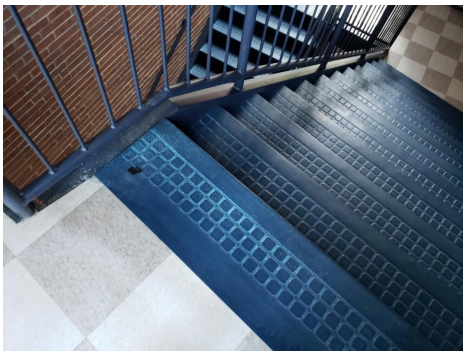


Note:

System: C3020999 - Other -Concrete Finish

Note:

System: C3020999 - Other -Rubber or Neoprene


Note:

System: C3030 - Ceiling Finishes

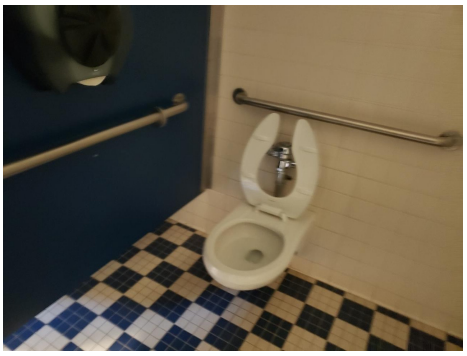


Note:

System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures

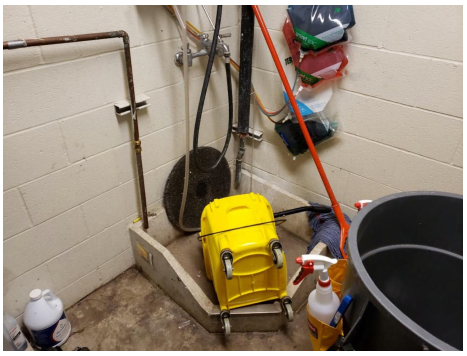


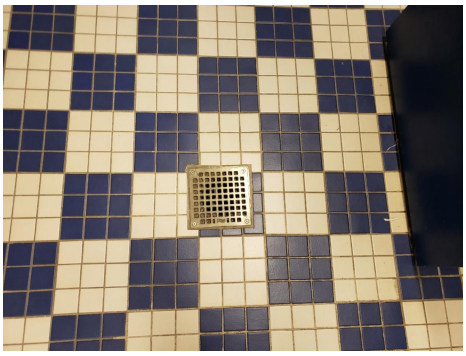
Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste





Note:

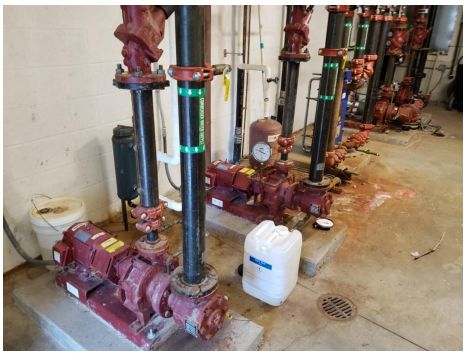
System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems


Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

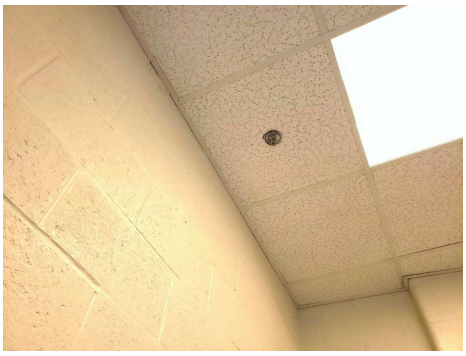


Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers

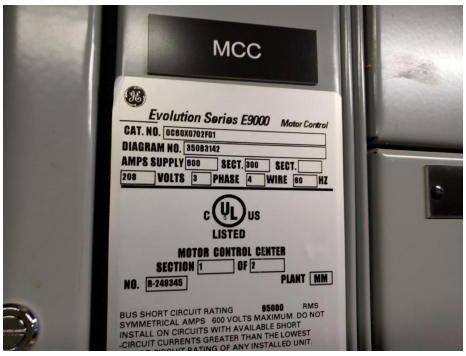

Note:

System: D4020 - Standpipes

Note:

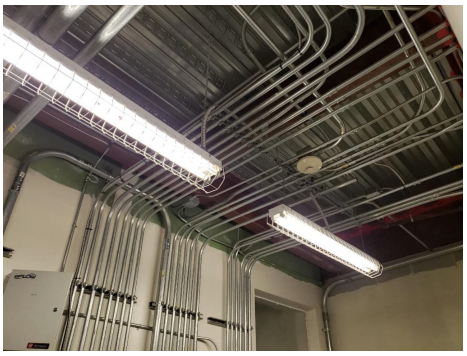
System: D5010 - Electrical Service/Distribution





Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

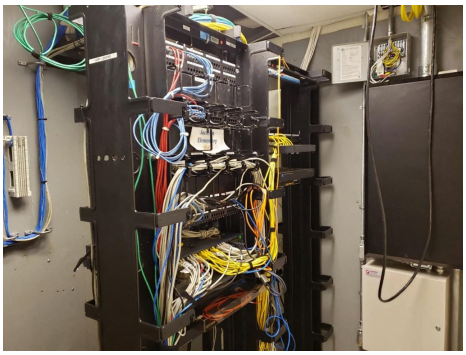


Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



Note:

System: 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:	**$326,881**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,384,031**	**$0**	**$1,746**	**$0**	**$48,800**	**$1,761,458**
*** 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	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$70,945	$0	$0	$0	$0	**$70,945**
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**

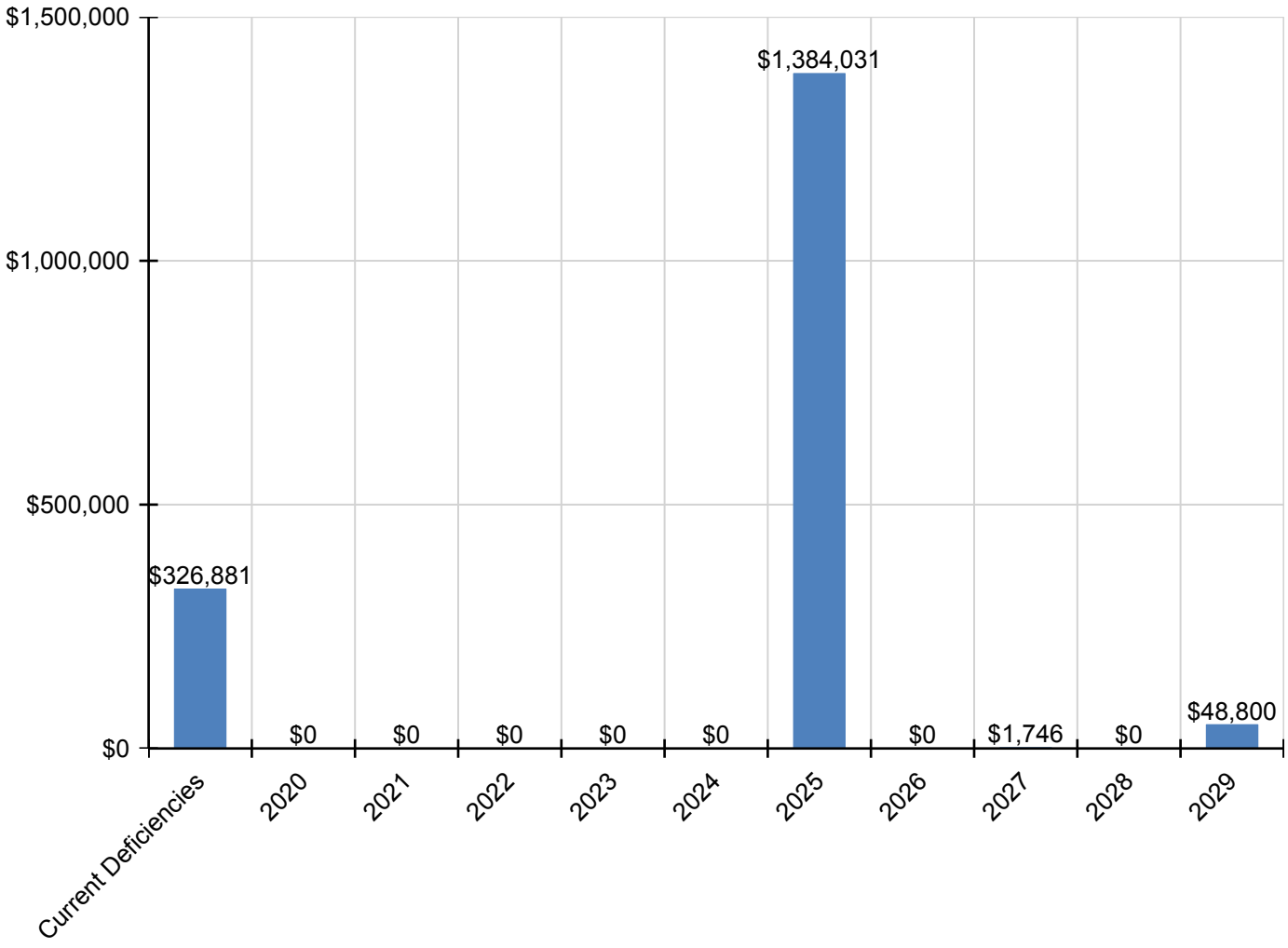
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$39,613	**$39,613**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$1,378	$0	$0	$0	$0	$0	$0	$0	$1,746	$0	$0	**$3,124**
C3020903 - VCT	$93,726	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$93,726**
C3020999 - Other -Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other -Rubber or Neoprene	$6,836	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,187	**$16,023**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$239,219	$0	$0	$0	$0	**$239,219**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$106,043	$0	$0	$0	$0	**$106,043**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$169,020	$0	$0	$0	$0	**$169,020**
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**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$282,780	$0	$0	$0	$0	**$282,780**
D3050 - Terminal & Package Units	$148,015	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$148,015**
D3060 - Controls & Instrumentation	$49,408	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,408**
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	$0	$60,987	$0	$0	$0	$0	**$60,987**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$119,236	$0	$0	$0	$0	**$119,236**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$178,480	$0	$0	$0	$0	**$178,480**
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	$0	$37,588	$0	$0	$0	$0	**$37,588**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$68,205	$0	$0	$0	$0	**$68,205**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$27,518	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,518**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$51,528	$0	$0	$0	$0	**$51,528**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

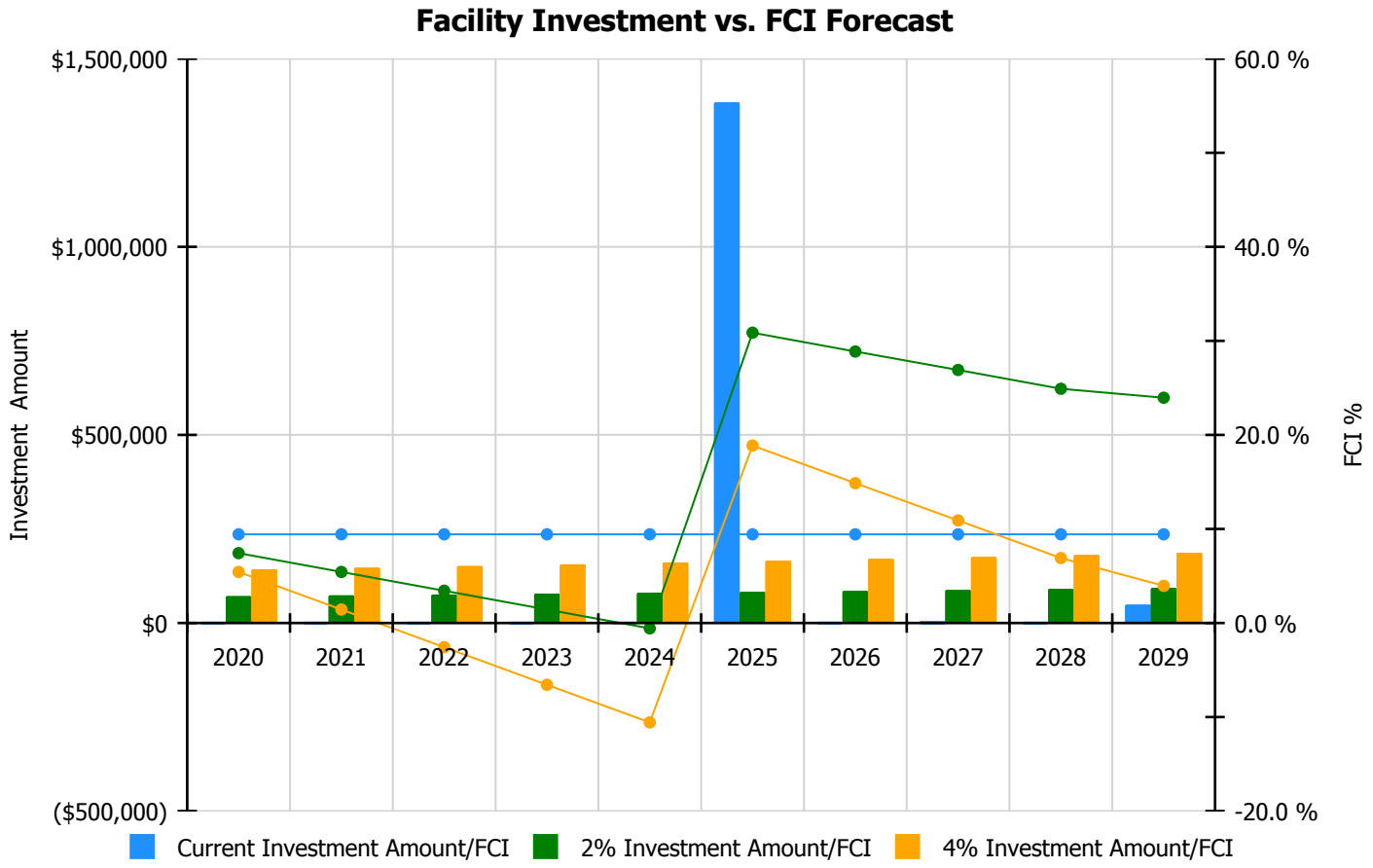
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

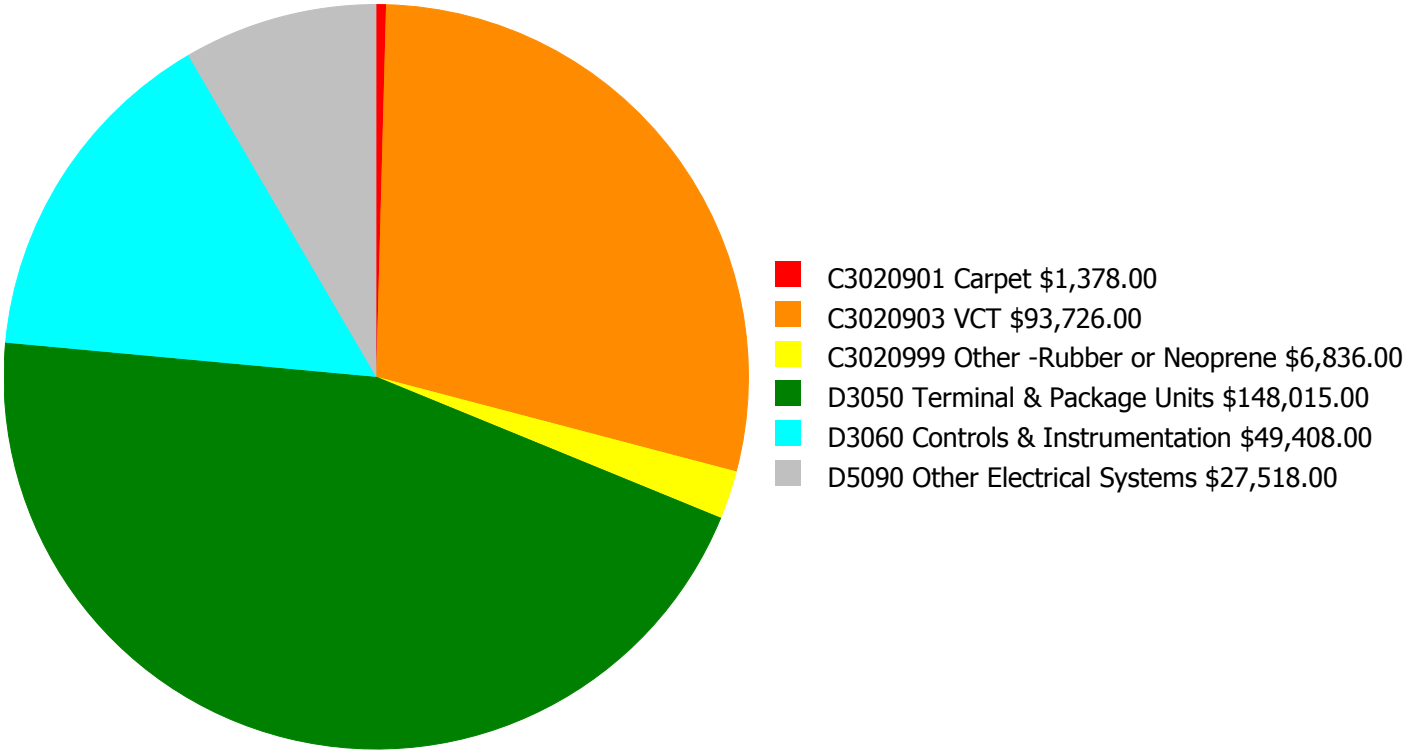
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 9.43%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$71,409.00	7.43 %	$142,818.00	5.43 %
2021	$0	$73,552.00	5.43 %	$147,103.00	1.43 %
2022	$0	$75,758.00	3.43 %	$151,516.00	-2.57 %
2023	$0	$78,031.00	1.43 %	$156,062.00	-6.57 %
2024	$0	$80,372.00	-0.57 %	$160,743.00	-10.57 %
2025	$1,384,031	$82,783.00	30.87 %	$165,566.00	18.87 %
2026	$0	$85,266.00	28.87 %	$170,533.00	14.87 %
2027	$1,746	$87,824.00	26.91 %	$175,649.00	10.91 %
2028	$0	$90,459.00	24.91 %	$180,918.00	6.91 %
2029	$48,800	$93,173.00	23.95 %	$186,346.00	3.95 %
Total:	**$1,434,577**	**$818,627.00**		**$1,637,254.00**	

Deficiency Summary by System

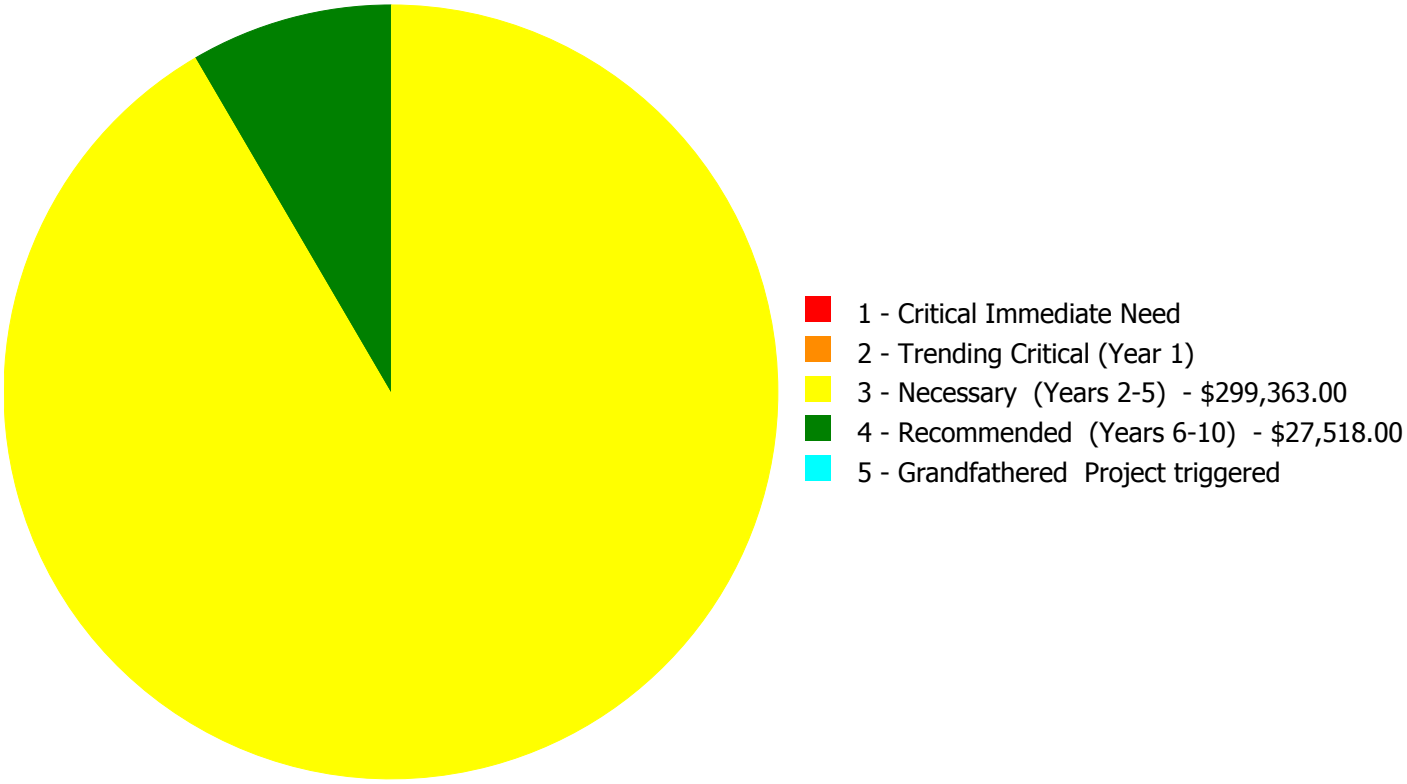
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $326,881.00

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: $326,881.00

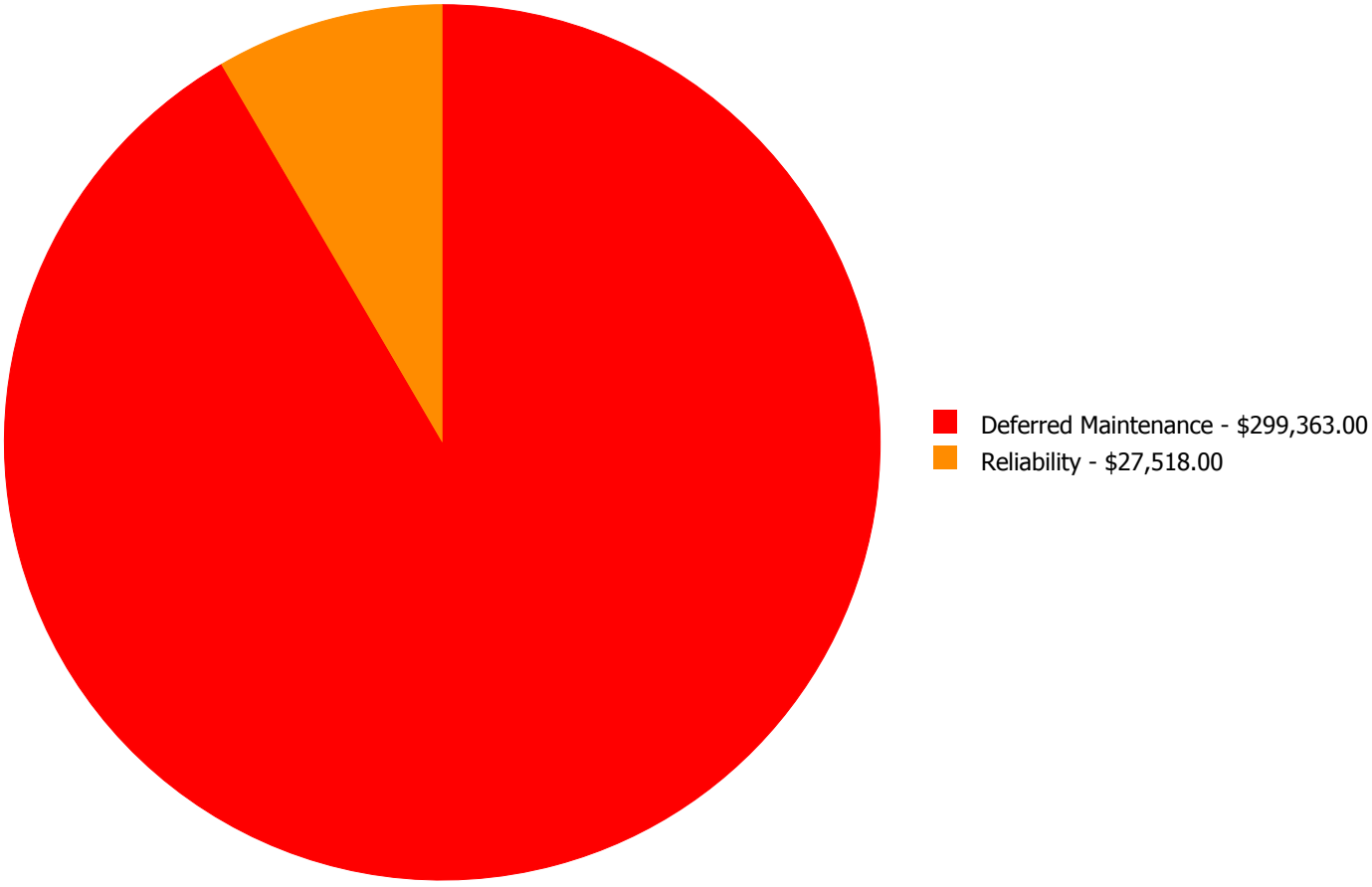
Deficiency By Priority Investment Table

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
C3020901	Carpet	$0.00	$0.00	$1,378.00	$0.00	$0.00	$1,378.00
C3020903	VCT	$0.00	$0.00	$93,726.00	$0.00	$0.00	$93,726.00
C3020999	Other -Rubber or Neoprene	$0.00	$0.00	$6,836.00	$0.00	$0.00	$6,836.00
D3050	Terminal & Package Units	$0.00	$0.00	$148,015.00	$0.00	$0.00	$148,015.00
D3060	Controls & Instrumentation	$0.00	$0.00	$49,408.00	$0.00	$0.00	$49,408.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$27,518.00	$0.00	$27,518.00
	Total:	$0.00	$0.00	$299,363.00	$27,518.00	$0.00	$326,881.00

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:



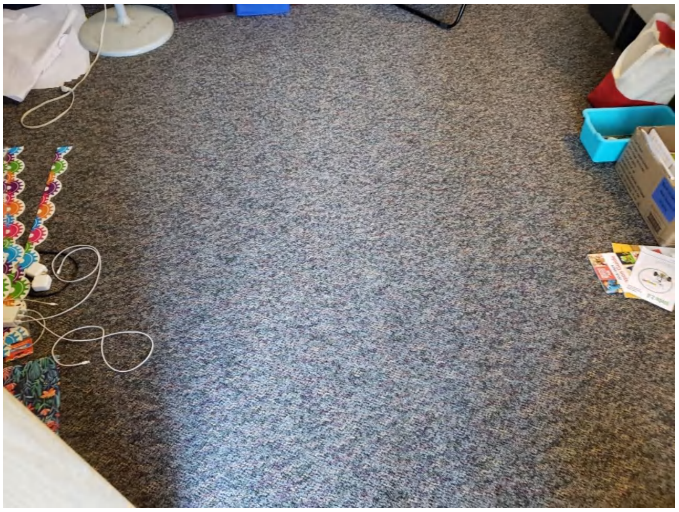
Budget Estimate Total: $326,881.00

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: C3020901 - Carpet



Location: 2005 Bldg 2012_2020
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167.00
Unit of Measure: S.F.
Estimate: $1,378.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

System: C3020903 - VCT

Location: 2005 Bldg 2012_2020
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,376.00
Unit of Measure: S.F.
Estimate: $93,726.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

System: C3020999 - Other -Rubber or Neoprene

Location: 2005 Bldg 2012_2020
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 233.00
Unit of Measure: S.F.
Estimate: $6,836.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

System: D3050 - Terminal & Package Units

Location: 2005 Bldg 2012_2020
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,952.00
Unit of Measure: S.F.
Estimate: $148,015.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

System: D3060 - Controls & Instrumentation

Location: 2005 Bldg 2012_2020
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,952.00
Unit of Measure: S.F.
Estimate: $49,408.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

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: 18,952.00
Unit of Measure: S.F.
Estimate: $27,518.00
Assessor Name: Eduardo Lopez
Date Created: 08/19/2013

Notes: No Emergency Generator installed, client requested standard.

Executive Summary

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

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

Function:	
Gross Area (SF):	95,591
Year Built:	1967
Last Renovation:	
Replacement Value:	$3,075,162
Repair Cost:	$84,120.00
Total FCI:	2.74 %
Total RSLI:	50.86 %
FCA Score:	97.26

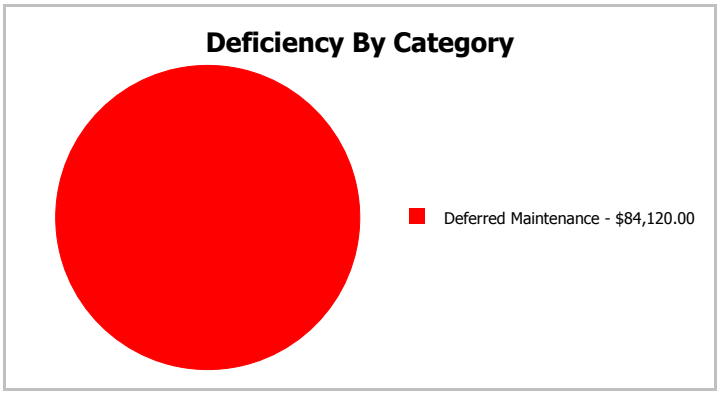
Description:

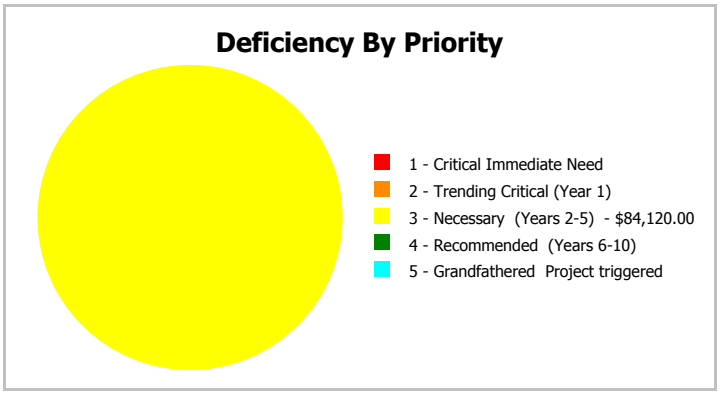
The narrative for this site is included in the Executive Summary Description at the front of this report.

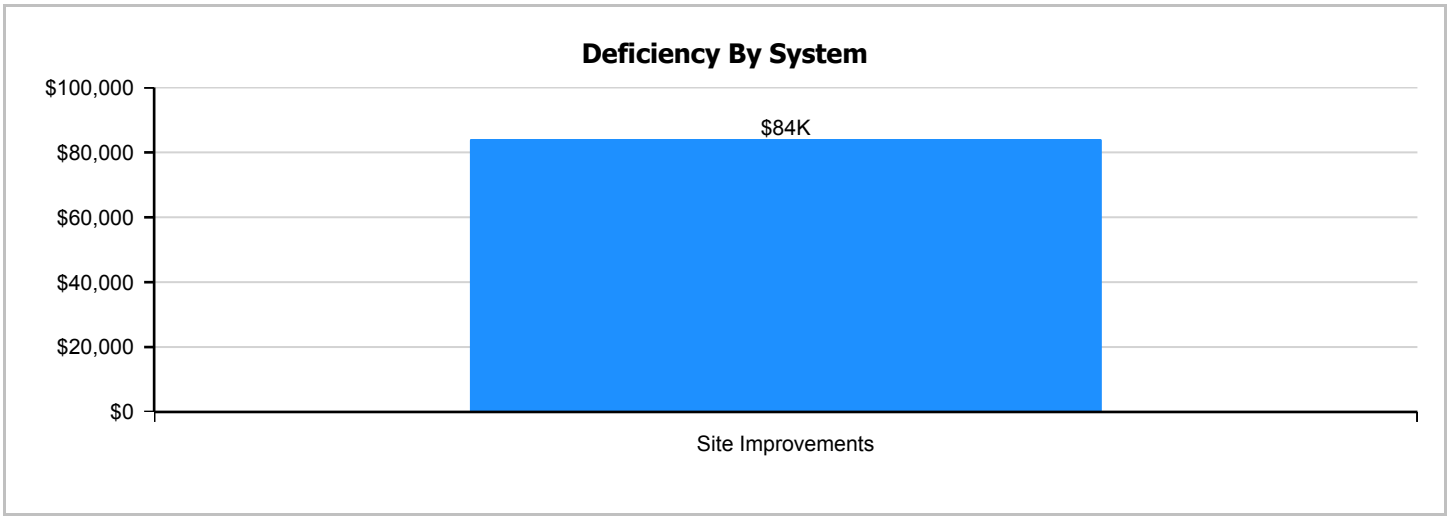
Attributes: This asset has no attributes.

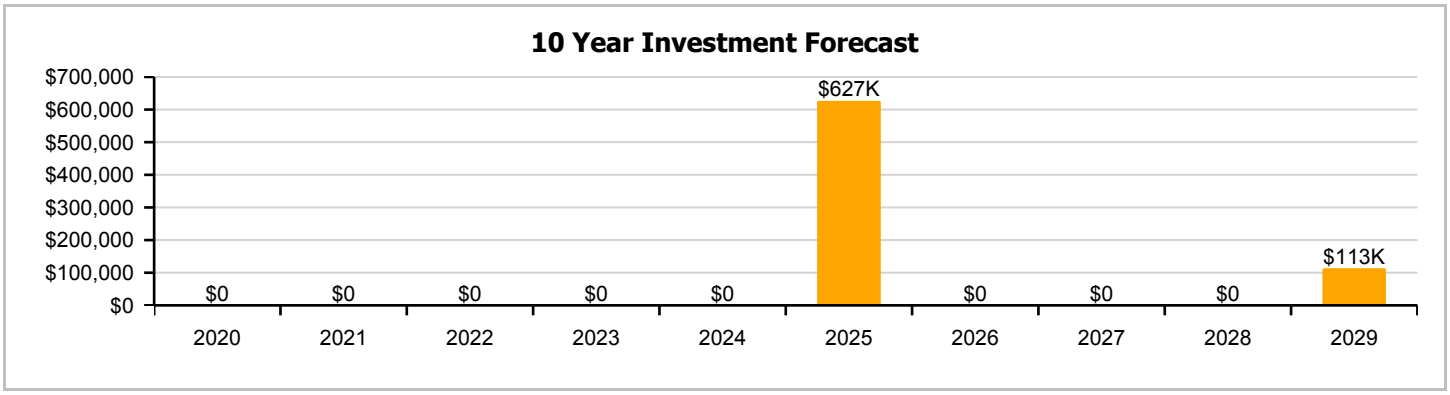
Dashboard Summary

Function:		Gross Area:	95,591
Year Built:	1967	Last Renovation:	
Repair Cost:	$84,120	Replacement Value:	$3,075,162
FCI:	2.74 %	RSLI%:	50.86 %









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	49.23 %	4.23 %	$84,120.00
G30 - Site Mechanical Utilities	54.61 %	0.00 %	$0.00
G40 - Site Electrical Utilities	53.33 %	0.00 %	$0.00
Totals:	**50.86 %**	**2.74 %**	**$84,120.00**

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.	95,591	35	2005	2040		60.00 %	0.00 %	21			$226,551
G2020	Parking Lots	$8.00	S.F.	95,591	35	2005	2040		60.00 %	0.00 %	21			$764,728
G2030	Pedestrian Paving	$2.33	S.F.	95,591	35	2005	2040		60.00 %	0.00 %	21			$222,727
G2040105	Fence & Guardrails	$1.15	S.F.	95,591	30	2005	2035		53.33 %	0.00 %	16			$109,930
G2040950	Hard Surface Play Area	$0.71	S.F.	95,591	20	2005	2025		30.00 %	0.00 %	6			$67,870
G2040950	Playing Field	$4.28	S.F.	95,591	20	2005	2025		30.00 %	0.00 %	6			$409,129
G2040950	Track	$0.80	S.F.	95,591	10	2005	2015		0.00 %	110.00 %	-4		$84,120.00	$76,473
G2050	Landscaping	$1.18	S.F.	95,591	25	2005	2030		44.00 %	0.00 %	11			$112,797
G3010	Water Supply	$1.09	S.F.	95,591	50	1993	2043		48.00 %	0.00 %	24			$104,194
G3020	Sanitary Sewer	$2.20	S.F.	95,591	50	1993	2043		48.00 %	0.00 %	24			$210,300
G3030	Storm Sewer	$1.25	S.F.	95,591	50	2005	2055		72.00 %	0.00 %	36			$119,489
G4010	Electrical Distribution	$2.55	S.F.	95,591	30	2005	2035		53.33 %	0.00 %	16			$243,757
G4020	Site Lighting	$2.98	S.F.	95,591	30	2005	2035		53.33 %	0.00 %	16			$284,861
G4030	Site Communication and Security	$1.28	S.F.	95,591	30	2005	2035		53.33 %	0.00 %	16			$122,356
								Total	**50.86 %**	**2.74 %**			**$84,120.00**	**$3,075,162**

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 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field


Note:

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



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.

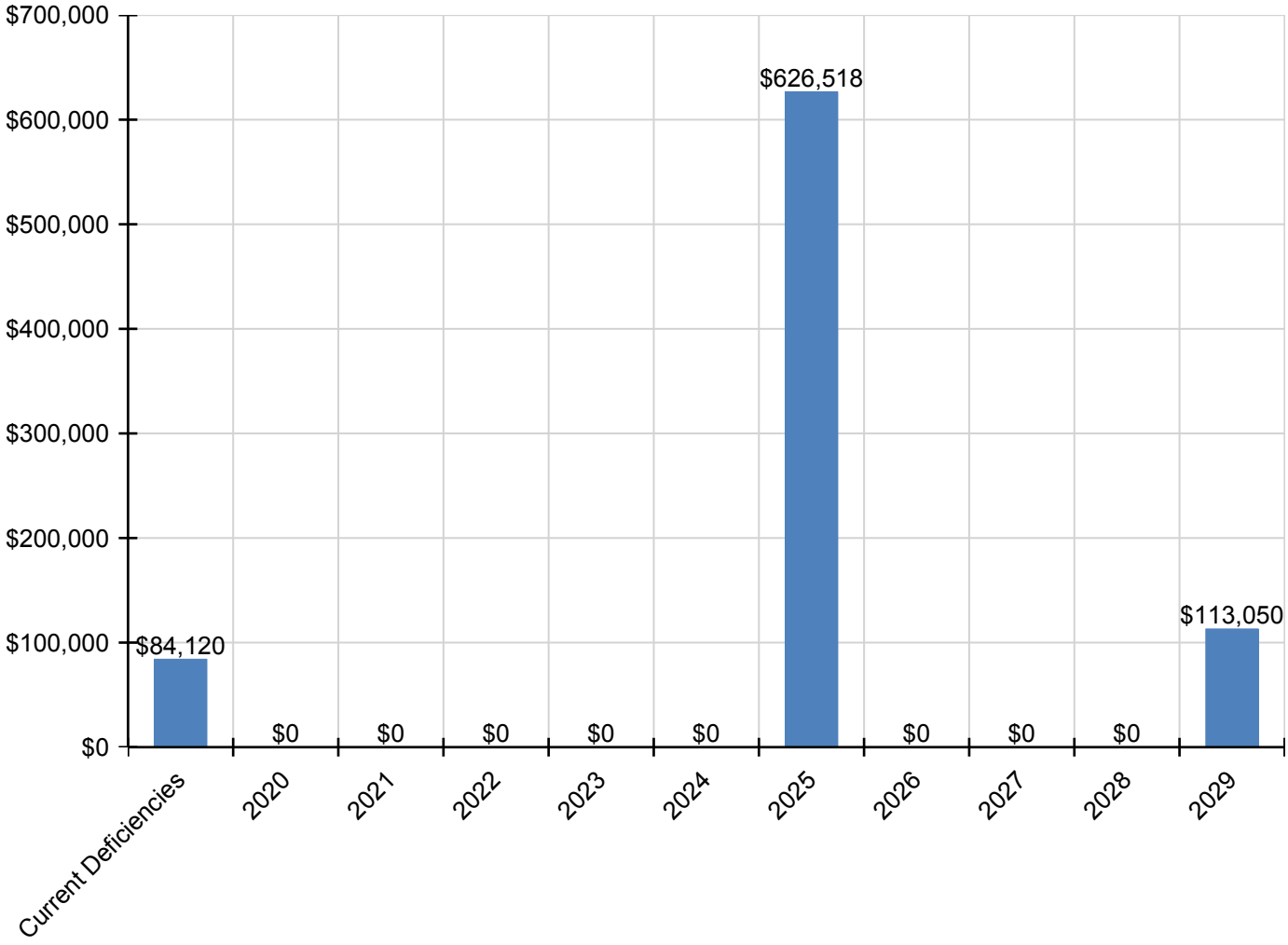
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$84,120**	**$0**	**$0**	**$0**	**$0**	**$0**	**$626,518**	**$0**	**$0**	**$0**	**$113,050**	**$823,688**
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 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$89,144	$0	$0	$0	$0	**$89,144**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$537,374	$0	$0	$0	$0	**$537,374**
G2040950 - Track	$84,120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$113,050	**$197,170**
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.

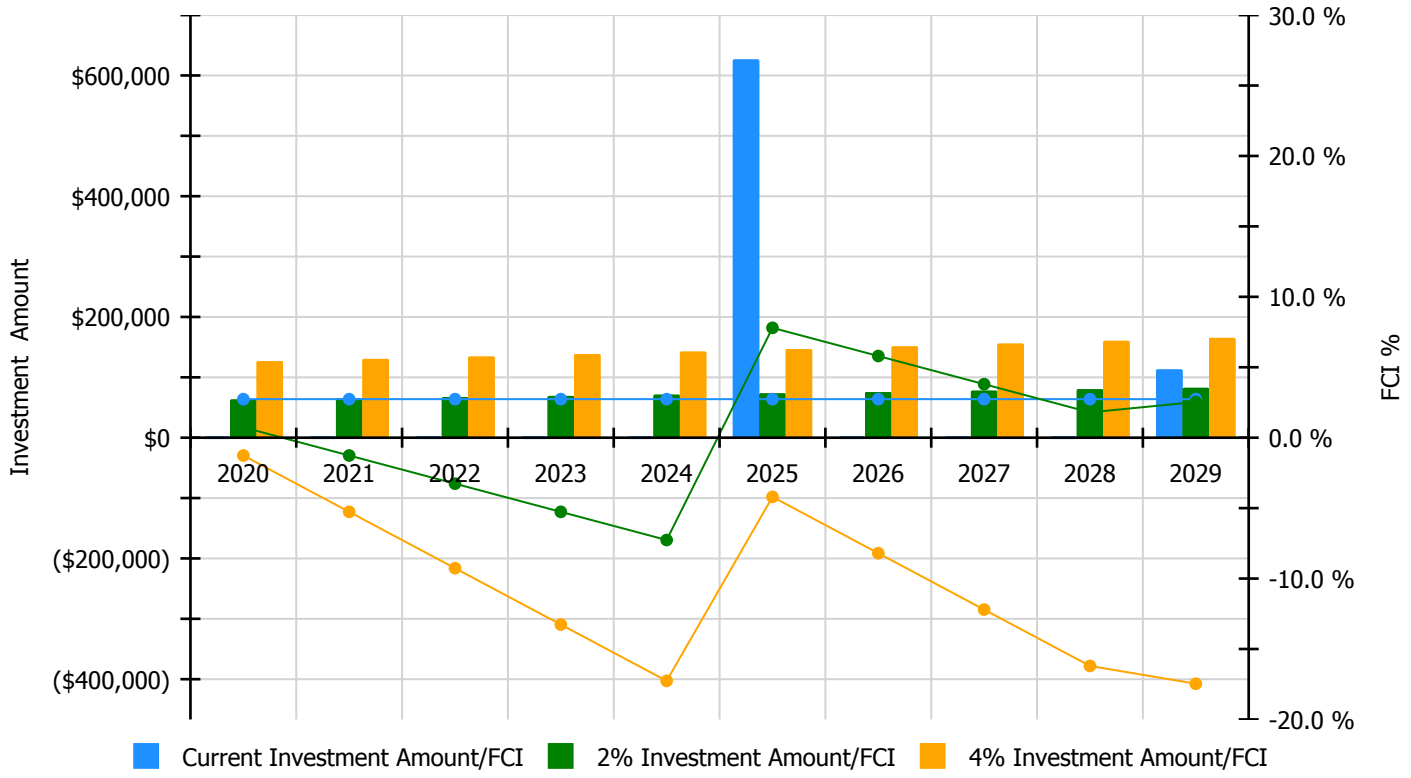


Condition Index Forecast by Investment Scenario

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

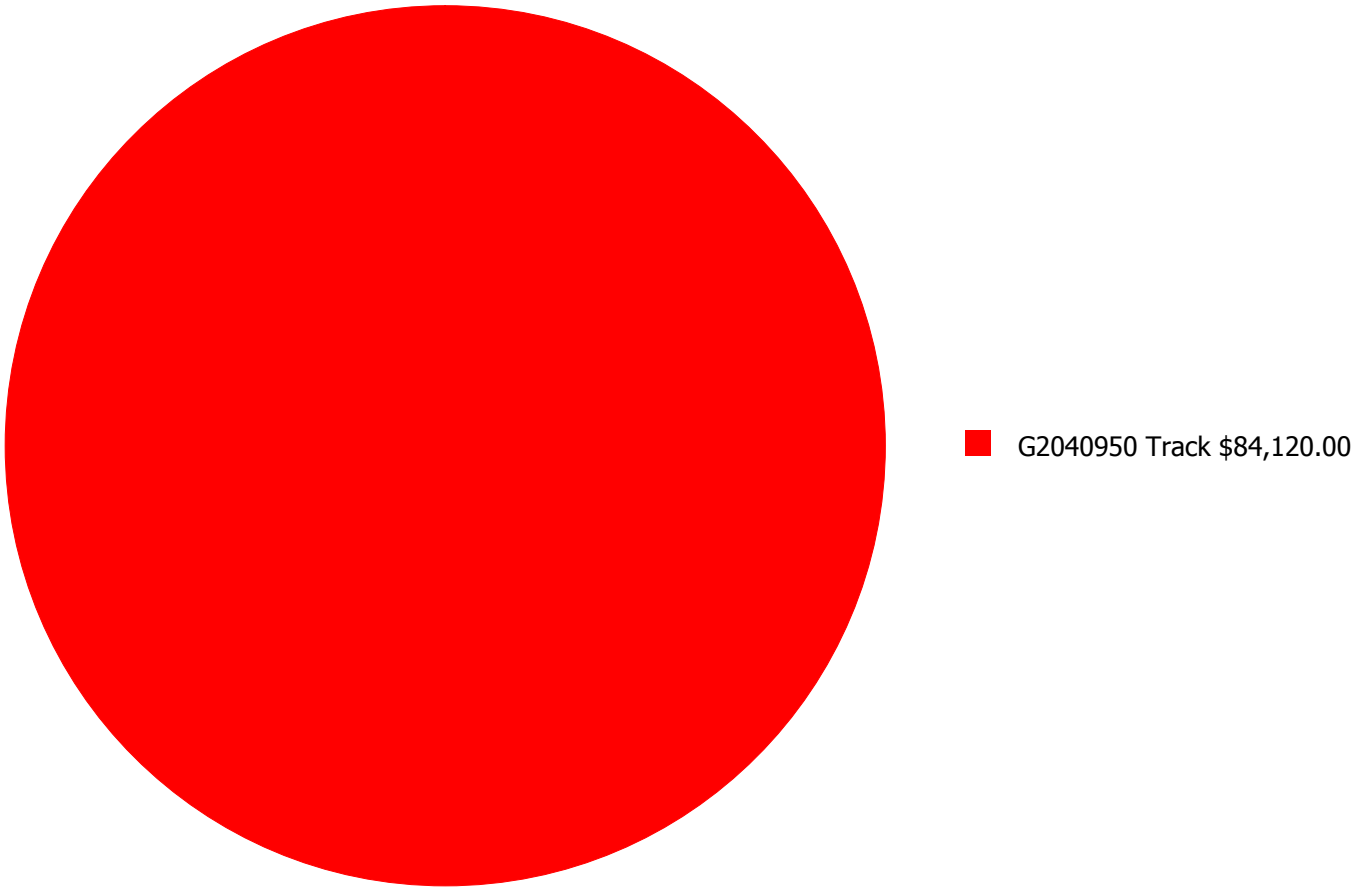
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 2.74%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$63,348.00	0.74 %	$126,697.00	-1.26 %
2021	$0	$65,249.00	-1.26 %	$130,498.00	-5.26 %
2022	$0	$67,206.00	-3.26 %	$134,413.00	-9.26 %
2023	$0	$69,222.00	-5.26 %	$138,445.00	-13.26 %
2024	$0	$71,299.00	-7.26 %	$142,598.00	-17.26 %
2025	$626,518	$73,438.00	7.80 %	$146,876.00	-4.20 %
2026	$0	$75,641.00	5.80 %	$151,282.00	-8.20 %
2027	$0	$77,910.00	3.80 %	$155,821.00	-12.20 %
2028	$0	$80,248.00	1.80 %	$160,496.00	-16.20 %
2029	$113,050	$82,655.00	2.53 %	$165,310.00	-17.47 %
Total:	**$739,568**	**$726,216.00**		**$1,452,436.00**	

Deficiency Summary by System

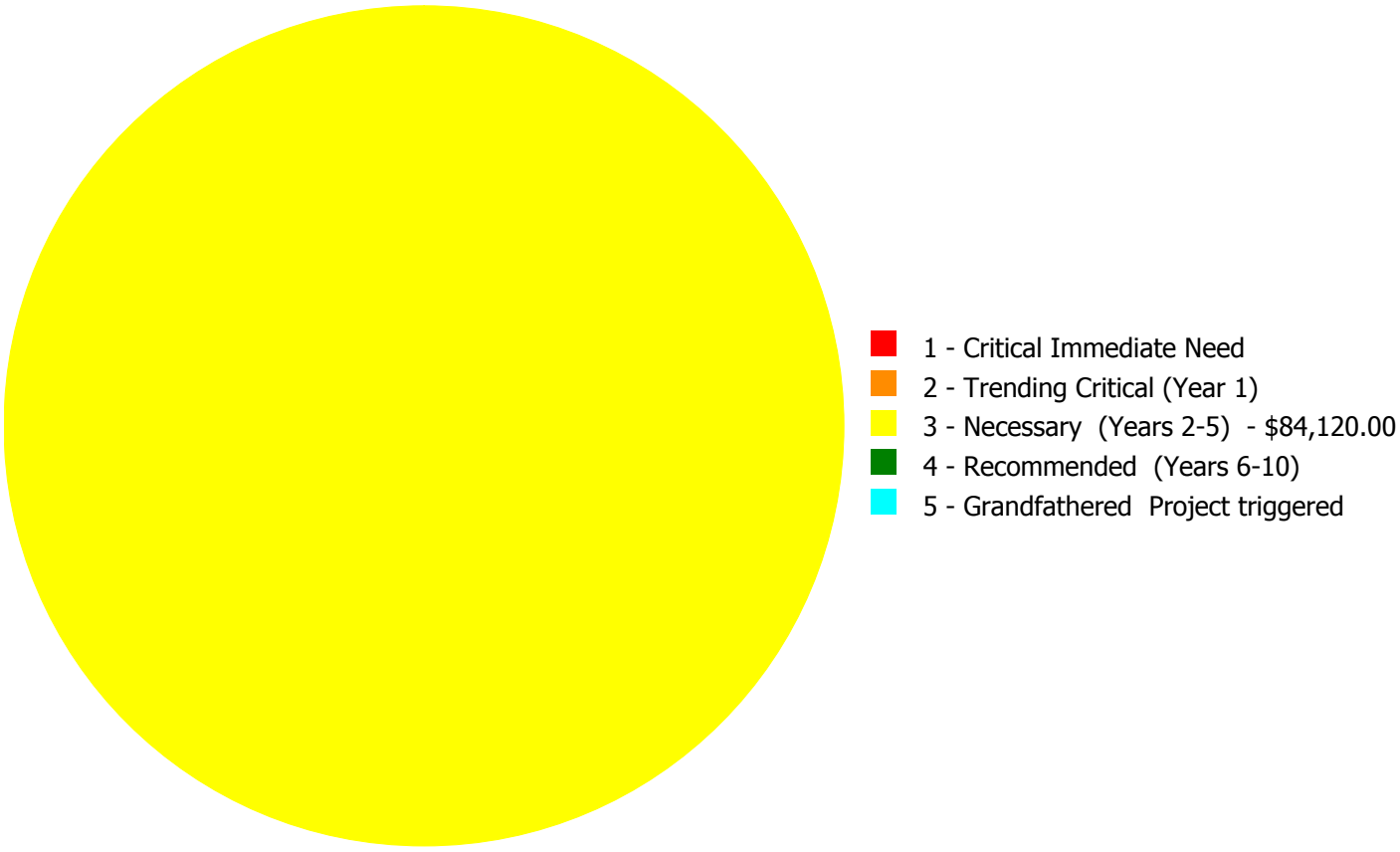
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $84,120.00

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: $84,120.00

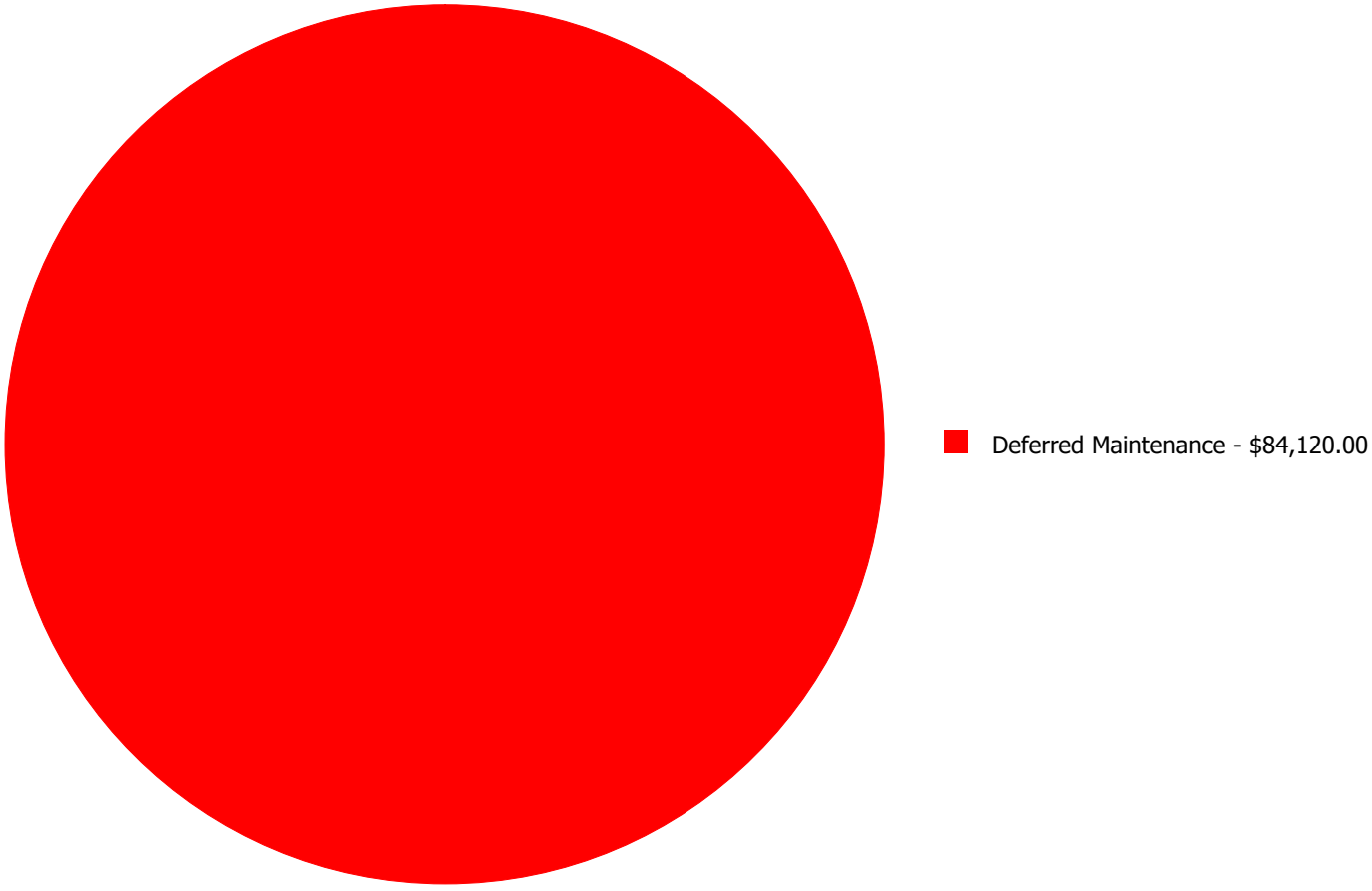
Deficiency By Priority Investment Table

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
G2040950	Track	$0.00	$0.00	$84,120.00	$0.00	$0.00	$84,120.00
	Total:	$0.00	$0.00	$84,120.00	$0.00	$0.00	$84,120.00

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: $84,120.00

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: G2040950 - Track

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 95,591.00
Unit of Measure: S.F.
Estimate: $84,120.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2020

Notes:

Glossary

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

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

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

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

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

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	2563
Project:	APS Assessments 2019	Region:	761	Site:	Jackson ES
Grade Config:	2-5	Site Type:	Elementary	Site Size:	12.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Fair	1.30	2.00	65.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Fair	3.02	4.65	65.00
Size	Excel	11.63	11.63	100.00
Location	Good	2.79	3.49	80.00
Storage/Fixed Equip	Fair	2.27	3.49	65.00
Kindergarten				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
ECE				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	Fair	0.47	0.72	65.00
Size	Excel	1.80	1.80	100.00
Location	Fair	0.35	0.54	65.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Excel	0.40	0.40	100.00
Size	Excel	1.00	1.00	100.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Fair	0.20	0.30	65.00
Music				
Environment	Fair	0.48	0.74	65.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2563
Project:	APS Assessments 2019	Region:	761	Site:	Jackson ES
Grade Config:	2-5	Site Type:	Elementary	Site Size:	12.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Poor	0.93	1.85	50.00
Location	Fair	0.36	0.56	65.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Excel	1.17	1.17	100.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Fair	0.23	0.35	65.00
Maker Space				
Environment	Excel	0.35	0.35	100.00
Size	Fair	0.57	0.88	65.00
Location	Good	0.21	0.26	80.00
Storage/Fixed Equip	Good	0.21	0.26	80.00
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Good	0.68	0.85	80.00
Location	Good	0.20	0.26	80.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Excel	0.60	0.60	100.00
Size	Excel	1.51	1.51	100.00
Location	Good	0.36	0.45	80.00
Storage/Fixed Equip	Good	0.36	0.45	80.00
Media Center				
Environment	Good	0.78	0.97	80.00
Size	Good	1.95	2.44	80.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Poor	0.44	0.89	50.00
Administration	Good	2.05	2.56	80.00
Counseling	Good	0.23	0.29	80.00
Clinic	Poor	0.29	0.58	50.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Poor	3.10	6.20	50.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Fair	1.30	2.00	65.00
Pedestrian Traffic	Fair	0.63	0.97	65.00
Parking	Fair	0.53	0.81	65.00
Play Areas	Excel	2.34	2.34	100.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2563
Project:	APS Assessments 2019	Region:	761	Site:	Jackson ES
Grade Config:	2-5	Site Type:	Elementary	Site Size:	12.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Fair	0.49	0.75	65.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Poor	1.50	3.00	50.00
Controlled Entrances	Fair	0.33	0.50	65.00
Total For Site:		**73.70**	**93.02**	**79.24**

Comments

Suitability - ES

Jackson ES is a neighborhood school that serves students in grades 2-5. The school has a certified International Baccalaureate program and is in progress of STEAM certification. The site has one portable that is used for storage only. The main building is two stories and has undergone many renovations and additions. The building was originally designed to provide an open classroom concept but over time has been closed in.

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

There is difficulty controlling the temperature, humidity and exhaust in the classrooms.

Suitability - ES->General Classrooms-->Environment

There is difficulty controlling the temperature, humidity and exhaust in the classrooms.

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

There is not a consistent number of outlets throughout all the classrooms to meet the minimum requirements of standard.

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

There is difficulty controlling the temperature, humidity and exhaust in the classrooms.

Suitability - ES->Instructional Resource Rooms-->Location

The rooms provide convenience and exposure to the students but they are not shielded from distraction or noise producing activities.

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

The science rooms do not provide adequate prep area or storage for classroom prep.

Suitability - ES->Music-->Environment

The space does not provide the minimum 12' height per the standard.

Suitability - ES->Music-->Size

There is only one music room to support instruction per standards.

Suitability - ES->Music-->Location

The exit door does not accommodate the loading requirements identified per standard.

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

There is only 1 sink with a clay trap.

Suitability - ES->Maker Space-->Size

The space is 69% of the recommended standard.

Suitability - ES->Restrooms (Student)

The restrooms are poorly ventilated. They have an irregular configuration which is due, in part, to the circular floor plan. ADA accessibility is compromised.

Suitability - ES->Clinic

There is only enough space for one cot and the adjoining restroom is quite small not providing ADA accessibility.

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Project:	APS Assessments 2019	Region:	761	Site:	Jackson ES
Grade Config:	2-5	Site Type:	Elementary	Site Size:	12.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Food Service and Prep

Ventilation is poor. The configuration to is awkward and limits efficient work space.

Suitability - ES->Outside-->Vehicular Traffic

The circulation for busses and cars is congested with pinch points in various locations causing traffic incidents.

Suitability - ES->Outside-->Pedestrian Traffic

There is no well defined route or sidewalks to provide the pedestrians a safe route.

Suitability - ES->Outside-->Parking

There are not enough security cameras to adequately support a safe environment.

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

The site is not fully enclosed by a fence.

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

There are multiple areas which are not illuminated and cutouts in the buildings which do not support ease of supervision.

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

Once through the initial set of controlled doors there are multiple options for someone to gain access to the building.