Atlanta Public Schools/ N. Atlanta Cluster

Jackson Primary

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):	48,982
Year Built:	1959
Last Renovation:	
Replacement Value:	$10,504,550
Repair Cost:	$508,977.00
Total FCI:	4.85 %
Total RSLI:	58.04 %
FCA Score:	95.15

Description:

Jackson Primary School is located at 4191 Northside Drive, NW in Atlanta, GA. The 2 story, 48,982 square foot building was originally constructed in 1959. There have been one addition and renovation to the main building in 2009.

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

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

B. SUPERSTRUCTURE
Floor construction is concrete and metal pan deck with lightweight fill in the 2009 addition. Roof construction is metal. The exterior envelope is composed walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior

doors are typically hollow metal steel with glazing and with aluminum with full glazing in side entrances. Roofing is typically low slope built-up in the main building and modified bitumen roof covering in the 2009 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 with rubber finishes. The interior wall finishes are typically painted CMU and painted drywalls. Wall finishes in assignable areas are ceramic tile wainscot height in restrooms. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces include vinyl composition tile, carpet, rubber, wood, ceramic tile and epoxy. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

D. SERVICES
CONVEYING: The building includes conveying equipment. Conveying equipment includes 1 hydraulic elevator, and one wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with gas and electric hot water heating. The sanitary waste system is cast iron.
HVAC: Heating is provided by rooftop package units. Cooling is provided by rooftop package units and split systems. The heating/cooling distribution system is by ductwork. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled or monitored by an energy management system. This building does have a remote Building Automation System.
FIRE PROTECTION: The building partially has a fire sprinkler system. The main building is not fire sprinklered, and the 2009 addition is fully sprinklered. 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 pole mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically lay-in type fixtures 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; flagpole, playground equipment and fencing. Site mechanical and electrical features include: water; sanitary and storm sewers; natural gas; and site lighting.

CODE REVIEW
ACCESSIBILITY: The building is in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.
LIFE SAFETY SYSTEMS: The building is partially covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFCI protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a of battery. Illuminated exit signage is present in corridors and at exit doors.

Attributes:

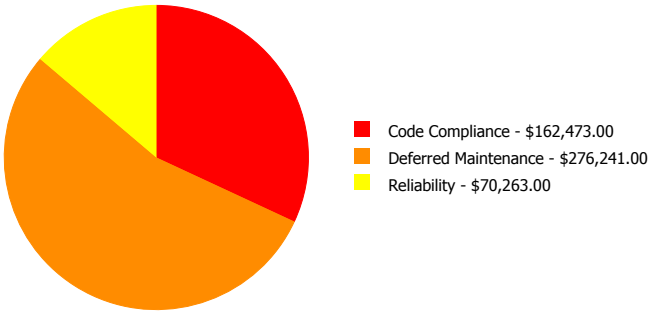
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Eduardo Lopez
School Grades:	-	DOE Drawing Total GSF:	48982
DOE Facility Number:	0410	Total # of Modular/Portables:	0
DOE Interior Site SF:	48982	Total GSF of Modular/Portables:	0
Approx. Acres:	7.2	Status:	Active

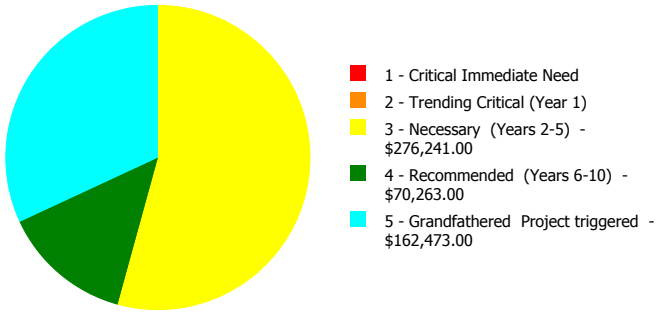
School Dashboard Summary

Gross Area:	48,982		
Year Built:	1959	Last Renovation:	
Repair Cost:	$508,977	Replacement Value:	$10,504,550
FCI:	4.85 %	RSLI%:	58.04 %

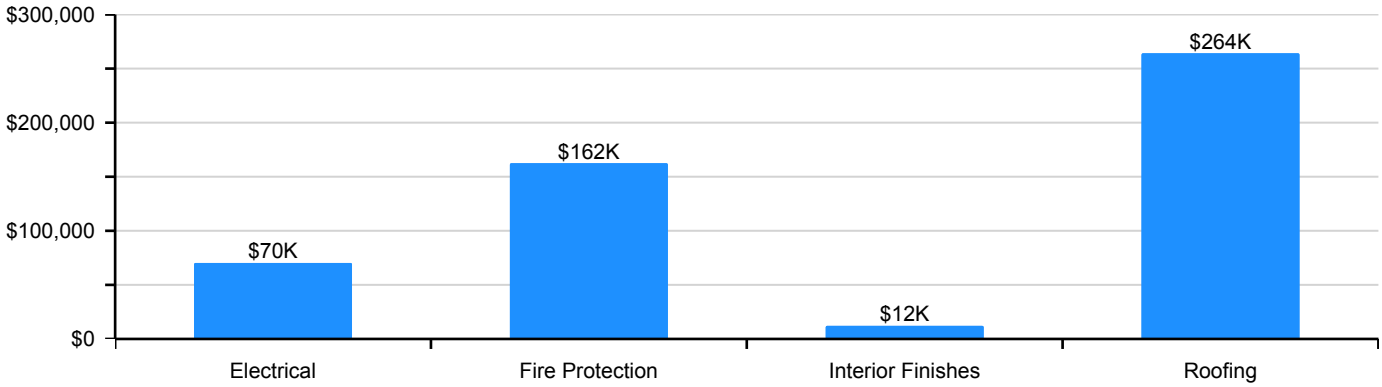
Deficiency By Category



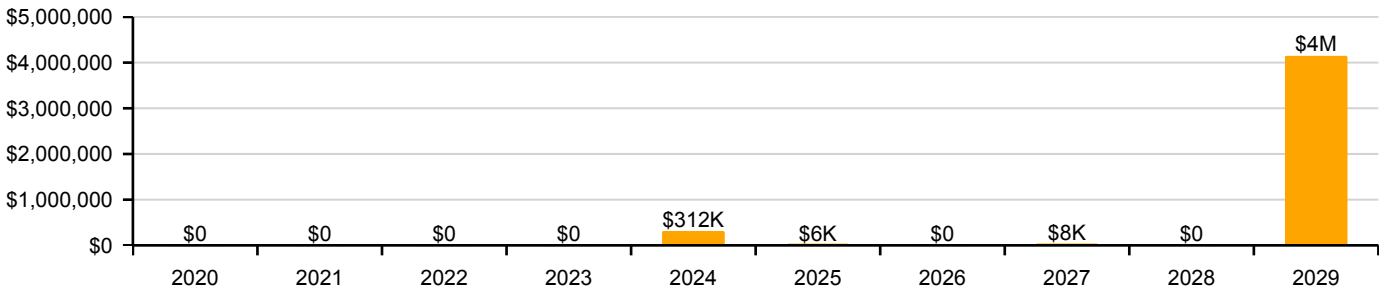
Deficiency By Priority



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.

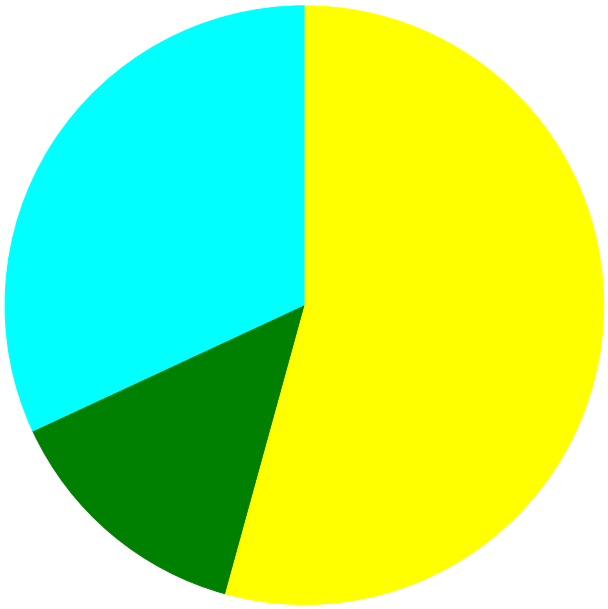
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	58.08 %	0.00 %	$0.00
B10 - Superstructure	58.07 %	0.00 %	$0.00
B20 - Exterior Enclosure	61.56 %	0.00 %	$0.00
B30 - Roofing	24.77 %	97.74 %	$264,125.00
C10 - Interior Construction	61.48 %	0.00 %	$0.00
C20 - Stairs	58.07 %	0.00 %	$0.00
C30 - Interior Finishes	44.54 %	1.52 %	$12,116.00
D10 - Conveying	50.00 %	0.00 %	$0.00
D20 - Plumbing	54.63 %	0.00 %	$0.00
D30 - HVAC	69.03 %	0.00 %	$0.00
D40 - Fire Protection	24.69 %	64.93 %	$162,473.00
D50 - Electrical	51.08 %	6.13 %	$70,263.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
G20 - Site Improvements	66.18 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	80.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	66.67 %	0.00 %	$0.00
Totals:	**58.04 %**	**4.85 %**	**$508,977.00**

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
1959 Bldg 2010	31,764	8.38	$0.00	$0.00	$276,241.00	$45,073.00	$162,473.00
2009 Bldg 2011	17,218	0.79	$0.00	$0.00	$0.00	$25,190.00	$0.00
Site	48,982	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**4.85**	**$0.00**	**$0.00**	**$276,241.00**	**$70,263.00**	**$162,473.00**

Deficiencies By Priority



1 - Critical Immediate Need
2 - Trending Critical (Year 1)
3 - Necessary (Years 2-5) - $276,241.00
4 - Recommended (Years 6-10) - $70,263.00
5 - Grandfathered Project triggered - $162,473.00

Budget Estimate Total: $508,977.00

Executive Summary

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Function:	Elementary Charter
Gross Area (SF):	31,764
Year Built:	1959
Last Renovation:	
Replacement Value:	$5,775,950
Repair Cost:	$483,787.00
Total FCI:	8.38 %
Total RSLI:	48.17 %
FCA Score:	91.62

Description:

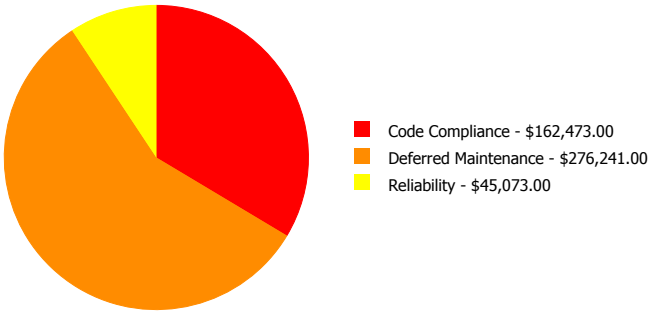
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

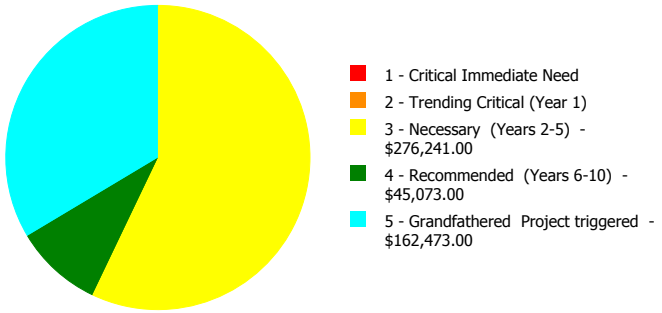
Dashboard Summary

Function:	Elementary Charter	Gross Area:	31,764
Year Built:	1959	Last Renovation:	
Repair Cost:	$483,787	Replacement Value:	$5,775,950
FCI:	8.38 %	RSLI%:	48.17 %

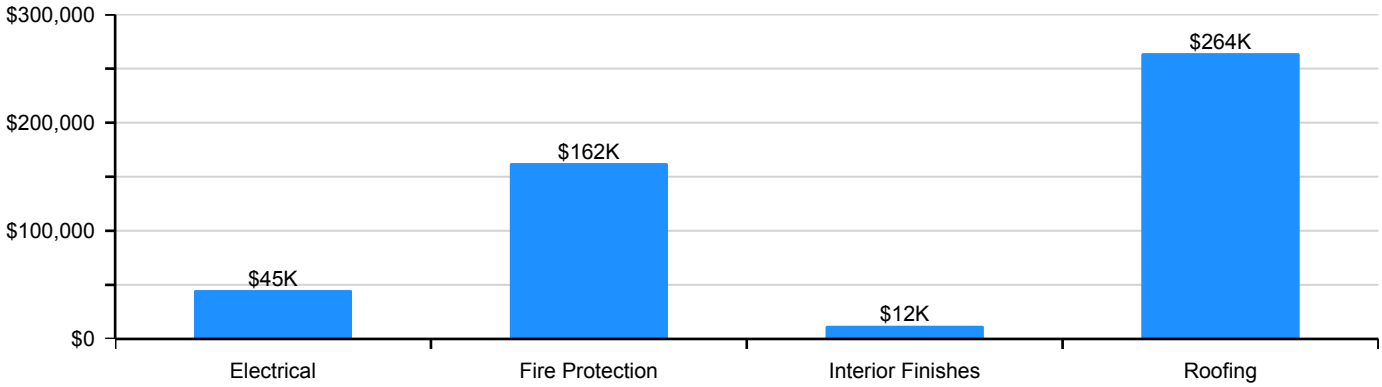
Deficiency By Category



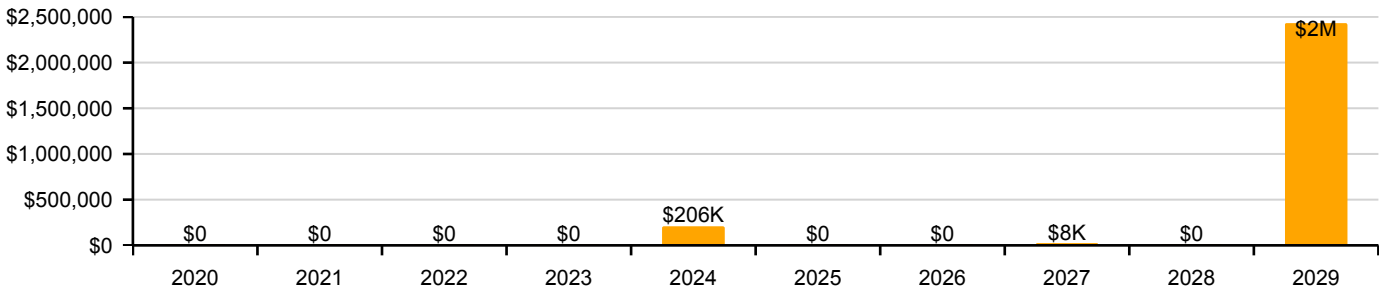
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	40.00 %	0.00 %	$0.00
B10 - Superstructure	40.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	50.82 %	0.00 %	$0.00
B30 - Roofing	12.38 %	127.85 %	$264,125.00
C10 - Interior Construction	52.98 %	0.00 %	$0.00
C20 - Stairs	40.00 %	0.00 %	$0.00
C30 - Interior Finishes	43.67 %	2.40 %	$12,116.00
D10 - Conveying	50.00 %	0.00 %	$0.00
D20 - Plumbing	54.64 %	0.00 %	$0.00
D30 - HVAC	69.04 %	0.00 %	$0.00
D40 - Fire Protection	3.92 %	97.06 %	$162,473.00
D50 - Electrical	52.41 %	6.12 %	$45,073.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
Totals:	**48.17 %**	**8.38 %**	**$483,787.00**

Photo Album

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

1). West Elevation - Nov 20, 2019

2). North Elevation - Nov 20, 2019

3). Northeast Elevation - Nov 20, 2019

4). Southeast Elevation - Nov 20, 2019

5). South Elevation - Nov 20, 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	$7.71	S.F.	31,764	100	1959	2059		40.00 %	0.00 %	40			$244,900
A1030	Slab on Grade	$6.51	S.F.	31,764	100	1959	2059		40.00 %	0.00 %	40			$206,784
B1010	Floor Construction	$19.61	S.F.	31,764	100	1959	2059		40.00 %	0.00 %	40			$622,892
B1020	Roof Construction	$12.71	S.F.	31,764	100	1959	2059		40.00 %	0.00 %	40			$403,720
B2010	Exterior Walls	$14.46	S.F.	31,764	100	1959	2059		40.00 %	0.00 %	40			$459,307
B2020	Exterior Windows	$9.00	S.F.	31,764	30	2009	2039		66.67 %	0.00 %	20			$285,876
B2030	Exterior Doors	$0.88	S.F.	31,764	30	2009	2039		66.67 %	0.00 %	20			$27,952
B3010105	Built-Up	$7.15	S.F.	23,529	25	1959	1984		0.00 %	157.00 %	-35		$264,125.00	$168,232
B3020	Roof Openings	$1.63	S.F.	23,529	30	2009	2039		66.67 %	0.00 %	20			$38,352
C1010	Partitions	$5.86	S.F.	31,764	100	1959	2059		40.00 %	0.00 %	40			$186,137
C1020	Interior Doors	$3.83	S.F.	31,764	40	2009	2049		75.00 %	0.00 %	30			$121,656
C1030	Fittings	$2.78	S.F.	31,764	20	2009	2029		50.00 %	0.00 %	10			$88,304
C2010	Stair Construction	$2.98	S.F.	31,764	100	1959	2059		40.00 %	0.00 %	40			$94,657
C3010220	Tile	$9.25	S.F.	1,334	30	2009	2039		66.67 %	0.00 %	20			$12,340
C3010230	Paint & Covering	$1.47	S.F.	30,430	10	2009	2019		0.00 %	0.00 %	0			$44,732
C3020405	Epoxy	$17.30	S.F.	230	15	2009	2024		33.33 %	0.00 %	5			$3,979
C3020420	Ceramic Tile	$16.74	S.F.	1,334	50	2009	2059		80.00 %	0.00 %	40			$22,331
C3020901	Carpet	$7.50	S.F.	793	8	2009	2017		0.00 %	109.99 %	-2		$6,542.00	$5,948
C3020903	VCT	$3.48	S.F.	28,067	15	2009	2024		33.33 %	0.00 %	5			$97,673
C3020999	Other - Concrete Finish	$6.87	S.F.	460	100	2009	2109		90.00 %	0.00 %	90			$3,160
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	190	10	2009	2019		0.00 %	110.01 %	0		$5,574.00	$5,067
C3020999	Other - Wood	$13.79	S.F.	690	50	2009	2059		80.00 %	0.00 %	40			$9,515
C3030	Ceiling Finishes	$9.44	S.F.	31,764	20	2009	2029		50.00 %	0.00 %	10			$299,852
D1010	Elevators and Lifts	$1.33	S.F.	31,764	20	2009	2029		50.00 %	0.00 %	10			$42,246
D2010	Plumbing Fixtures	$6.64	S.F.	31,764	20	2009	2029		50.00 %	0.00 %	10			$210,913
D2020	Domestic Water Distribution	$0.76	S.F.	31,764	30	2009	2039		66.67 %	0.00 %	20			$24,141
D2030	Sanitary Waste	$1.80	S.F.	31,764	30	2009	2039		66.67 %	0.00 %	20			$57,175
D3010	Energy Supply	$0.61	S.F.	31,764	30	2009	2039		66.67 %	0.00 %	20			$19,376
D3040	Distribution Systems	$11.13	S.F.	31,764	20	2009	2029		50.00 %	0.00 %	10			$353,533
D3050	Terminal & Package Units	$17.16	S.F.	31,764	15	2016	2031		80.00 %	0.00 %	12			$545,070
D3060	Controls & Instrumentation	$2.30	S.F.	31,764	15	2016	2031		80.00 %	0.00 %	12			$73,057
D4010	Sprinklers	$4.30	S.F.	31,764	30			2019	0.00 %	110.00 %	0		$150,244.00	$136,585

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D4020	Standpipes	$0.35	S.F.	31,764	30			2019	0.00 %	110.00 %	0		$12,229.00	$11,117
D4090	Other Fire Protection Systems	$0.62	S.F.	31,764	15	2009	2024		33.33 %	0.00 %	5			$19,694
D5010	Electrical Service/Distribution	$2.42	S.F.	31,764	20	2016	2036		85.00 %	0.00 %	17			$76,869
D5020	Branch Wiring	$4.62	S.F.	31,764	20	2009	2029		50.00 %	0.00 %	10			$146,750
D5020	Lighting	$7.03	S.F.	31,764	20	2009	2029		50.00 %	0.00 %	10			$223,301
D5030810	Security & Detection Systems	$1.51	S.F.	31,764	20	2009	2029		50.00 %	0.00 %	10			$47,964
D5030910	Fire Alarm Systems	$2.74	S.F.	31,764	20	2009	2029		50.00 %	0.00 %	10			$87,033
D5030920	Data Communication	$3.56	S.F.	31,764	25	2009	2034		60.00 %	0.00 %	15			$113,080
D5090	Other Electrical Systems	$1.29	S.F.	31,764	15			2019	0.00 %	110.00 %	0		$45,073.00	$40,976
E1020	Institutional Equipment	$0.09	S.F.	31,764	20	2009	2029		50.00 %	0.00 %	10			$2,859
E1090	Other Equipment	$0.83	S.F.	31,764	20	2009	2029		50.00 %	0.00 %	10			$26,364
E2010	Fixed Furnishings	$2.03	S.F.	31,764	20	2009	2029		50.00 %	0.00 %	10			$64,481
								Total	**48.17 %**	**8.38 %**			**$483,787.00**	**$5,775,950**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings

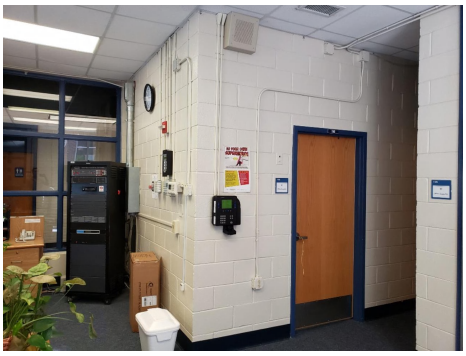

Note:

System: C1010 - Partitions

Note:

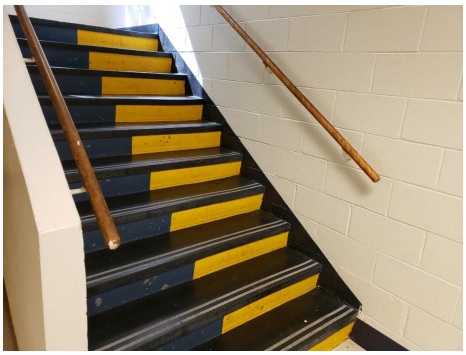
System: C1020 - Interior Doors





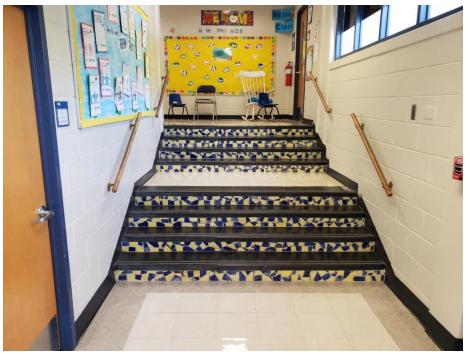
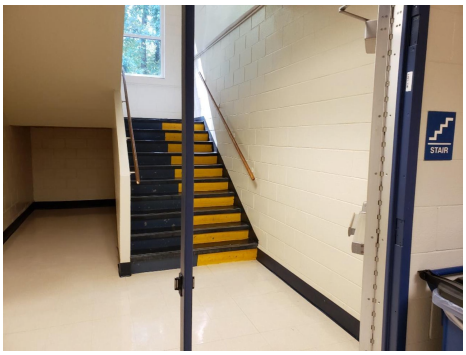
Note:

System: C1030 - Fittings

Note:

System: C2010 - Stair Construction

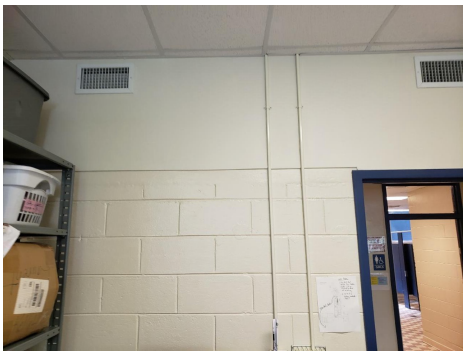



Note:

System: C3010220 - Tile

Note:

System: C3010230 - Paint & Covering

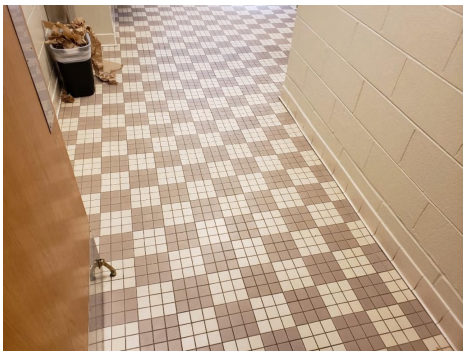


Note:

System: C3020405 - Epoxy

Note:

System: C3020420 - Ceramic Tile


Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT

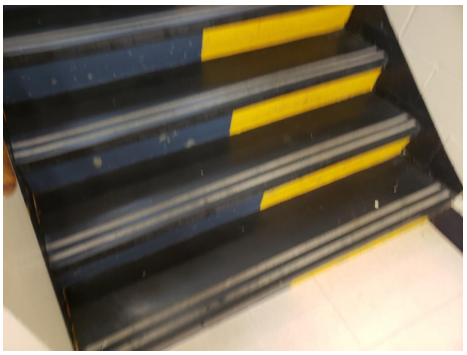


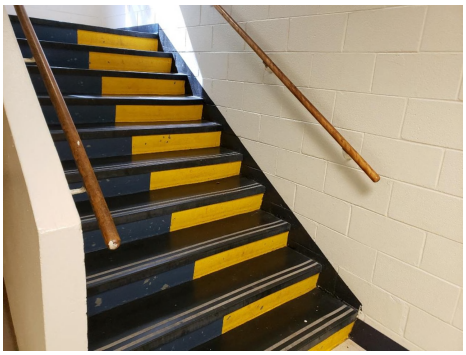
Note:

System: C3020999 - Other - Concrete Finish

Note:

System: C3020999 - Other - Rubber or Neoprene





Note:

System: C3020999 - Other - Wood

Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts

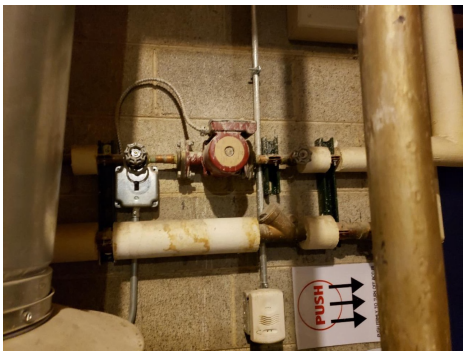
Note:

System: D2010 - Plumbing Fixtures



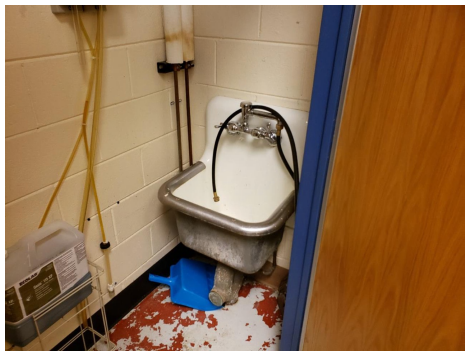
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste


Note:

System: D3010 - Energy Supply



Note:

System: D3040 - Distribution Systems This system contains no images

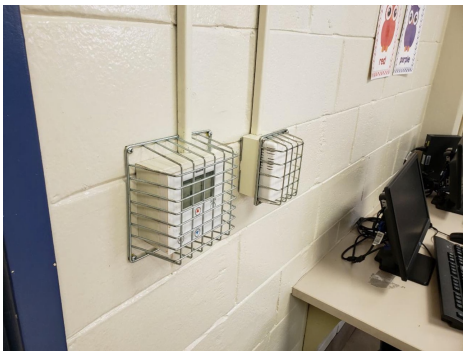
Note: Hot water piping appears to have been replaced during 2009 renovation. Hot water convection heaters along building exterior appear very old but not original to building and are still in use during winter months.

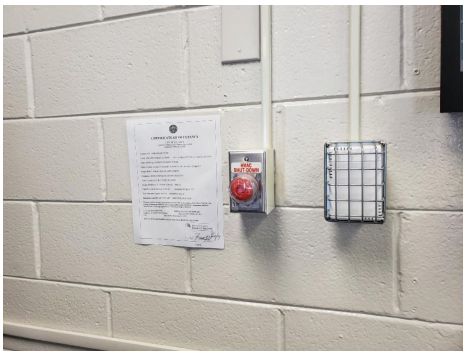
System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation





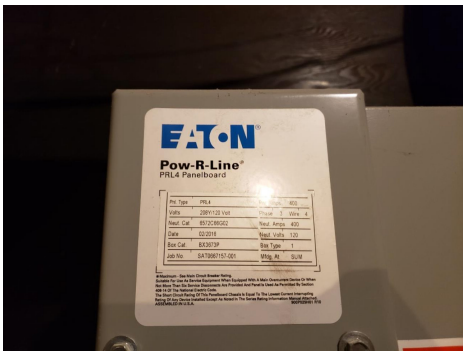
Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring

Note:

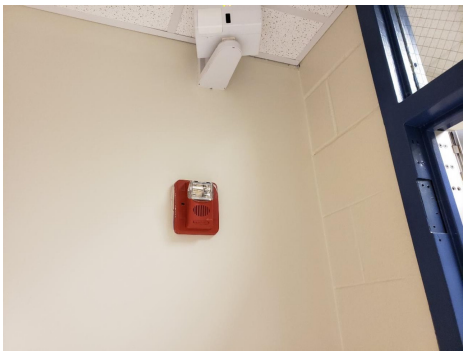
System: D5020 - Lighting

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:	**$483,787**	**$0**	**$0**	**$0**	**$0**	**$206,062**	**$0**	**$0**	**$8,287**	**$0**	**$2,429,451**	**$3,127,588**
*** 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	$264,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$264,125**
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	$0	$0	$0	$0	$130,540	**$130,540**
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**

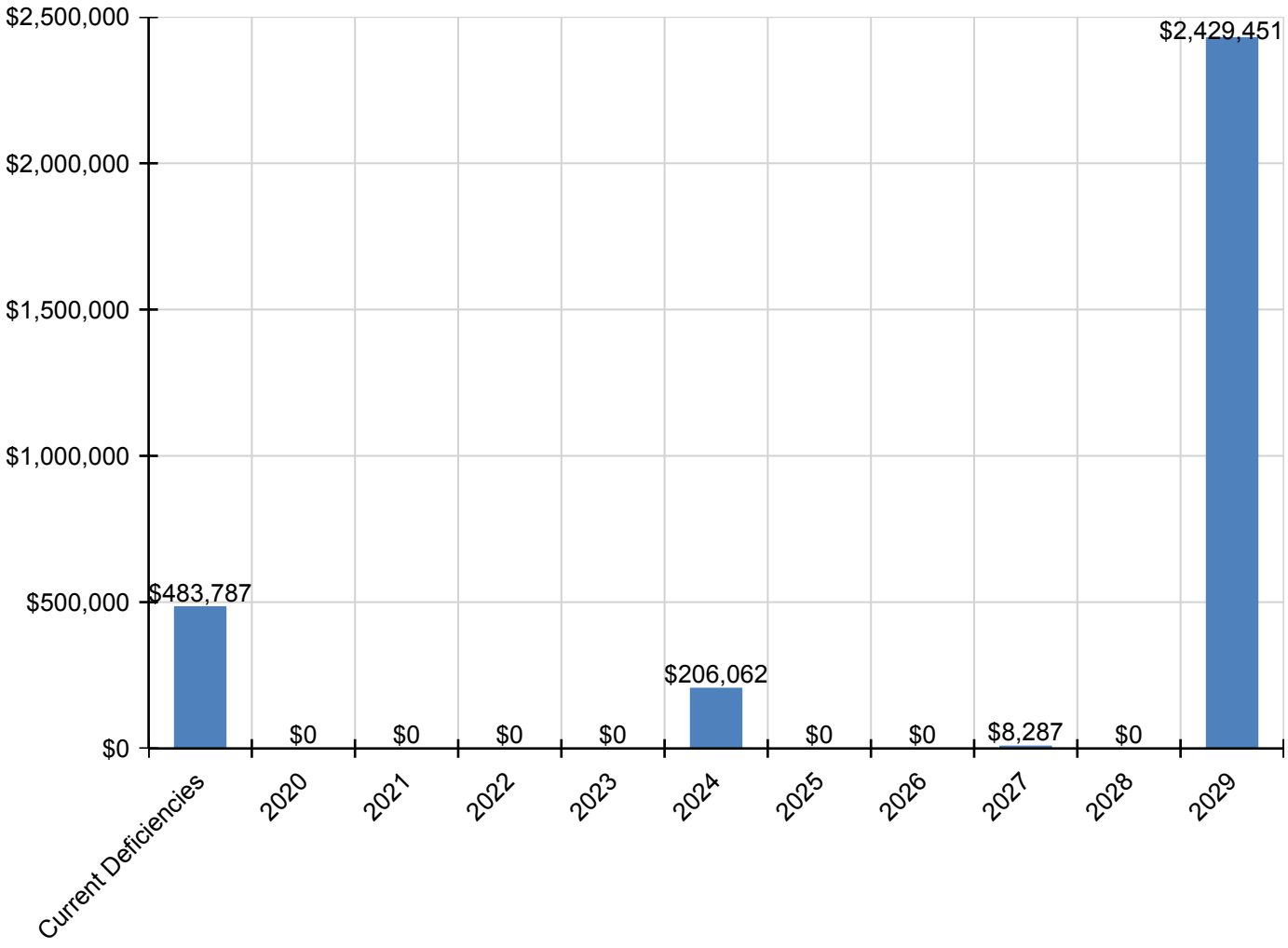
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$66,127	**$66,127**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$0	$0	$0	$0	$5,443	$0	$0	$0	$0	$0	**$5,443**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$6,542	$0	$0	$0	$0	$0	$0	$0	$8,287	$0	$0	**$14,829**
C3020903 - VCT	$0	$0	$0	$0	$0	$175,506	$0	$0	$0	$0	$0	**$175,506**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$5,574	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,491	**$13,065**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$443,273	**$443,273**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$62,453	**$62,453**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$311,794	**$311,794**
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**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$522,632	**$522,632**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$150,244	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$150,244**
D4020 - Standpipes	$12,229	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,229**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$25,113	$0	$0	$0	$0	$0	**$25,113**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$216,942	**$216,942**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$330,108	**$330,108**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$70,905	**$70,905**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$128,663	**$128,663**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$45,073	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,073**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,227	**$4,227**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,975	**$38,975**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$95,323	**$95,323**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

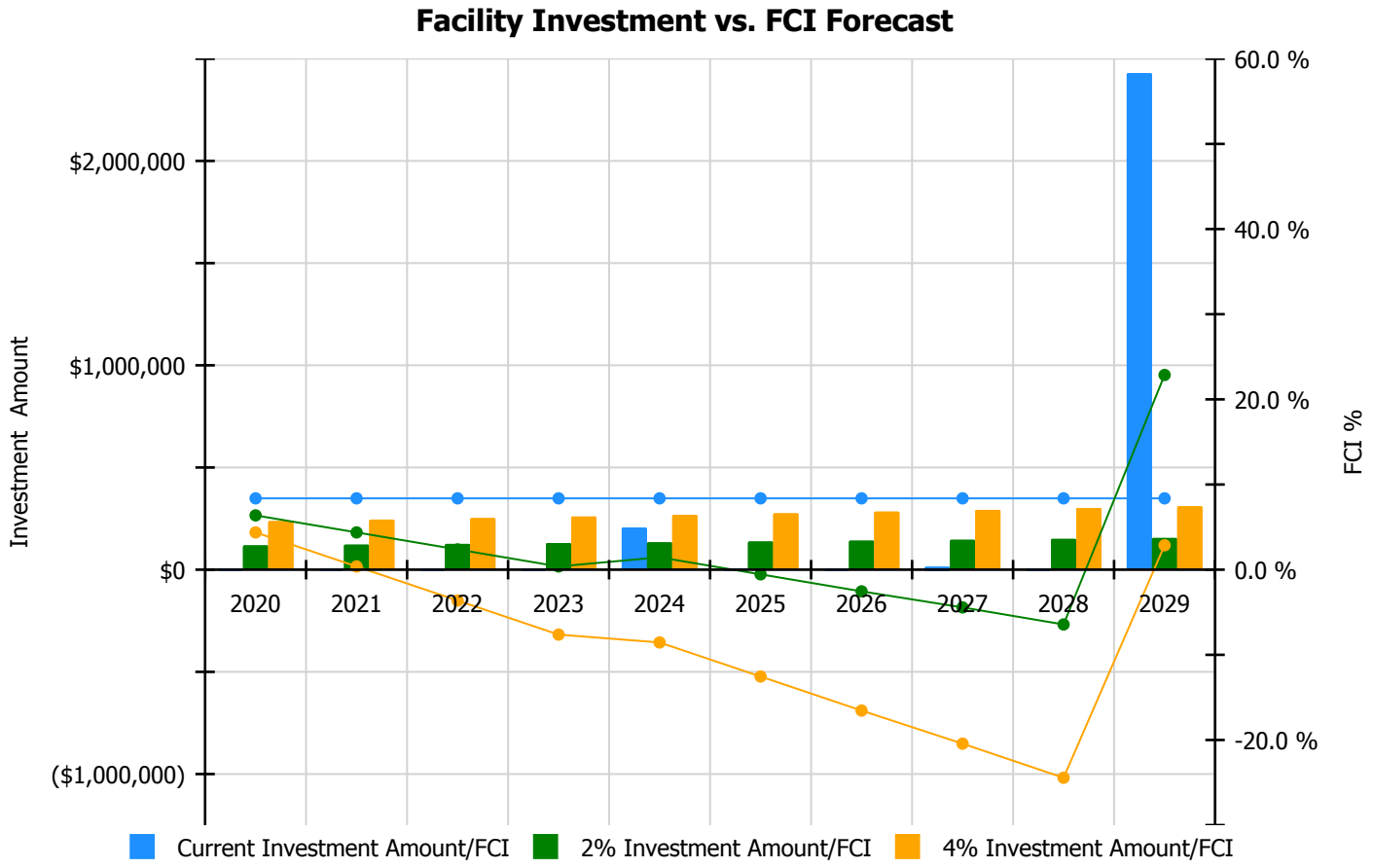
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

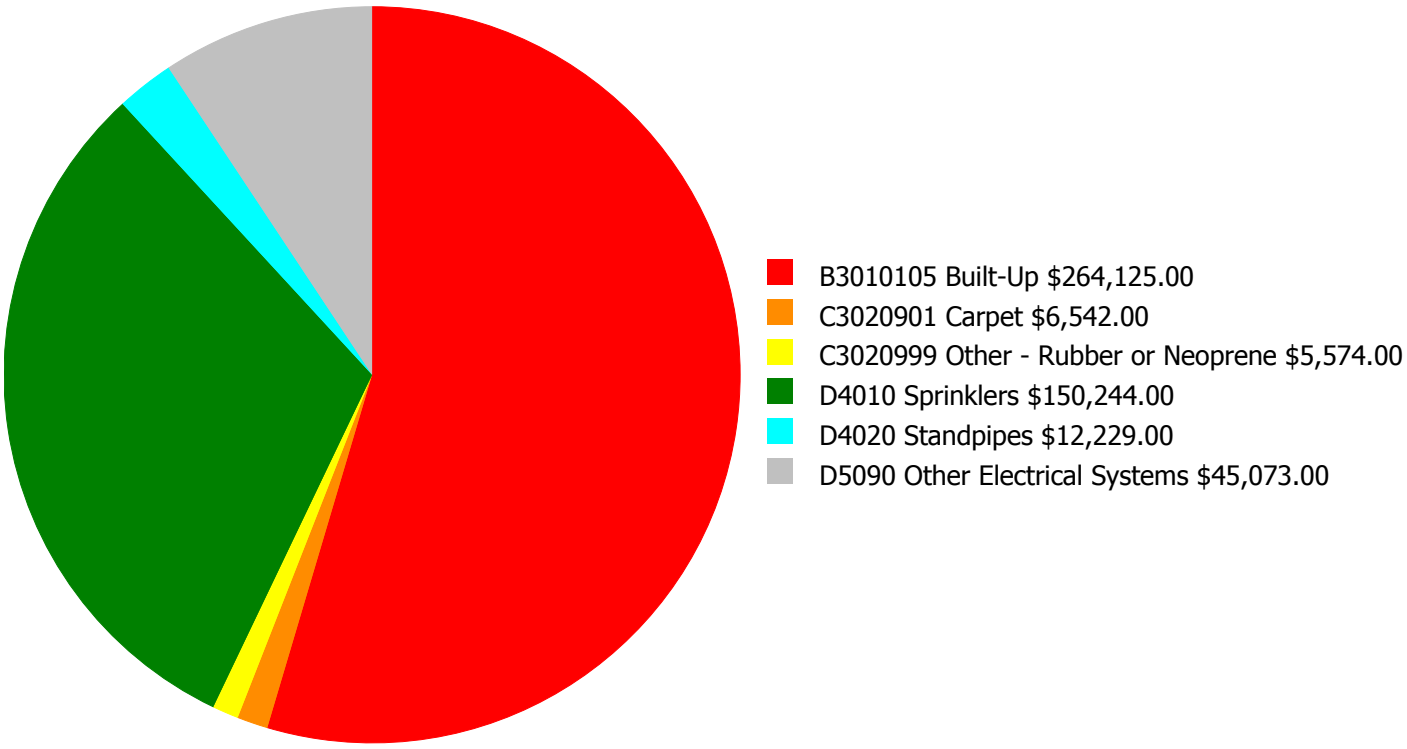
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 8.38%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$118,985.00	6.38 %	$237,969.00	4.38 %
2021	$0	$122,554.00	4.38 %	$245,108.00	0.38 %
2022	$0	$126,231.00	2.38 %	$252,461.00	-3.62 %
2023	$0	$130,018.00	0.38 %	$260,035.00	-7.62 %
2024	$206,062	$133,918.00	1.45 %	$267,836.00	-8.55 %
2025	$0	$137,936.00	-0.55 %	$275,871.00	-12.55 %
2026	$0	$142,074.00	-2.55 %	$284,148.00	-16.55 %
2027	$8,287	$146,336.00	-4.43 %	$292,672.00	-20.43 %
2028	$0	$150,726.00	-6.43 %	$301,452.00	-24.43 %
2029	$2,429,451	$155,248.00	22.86 %	$310,496.00	2.86 %
Total:	**$2,643,801**	**$1,364,026.00**		**$2,728,048.00**	

Deficiency Summary by System

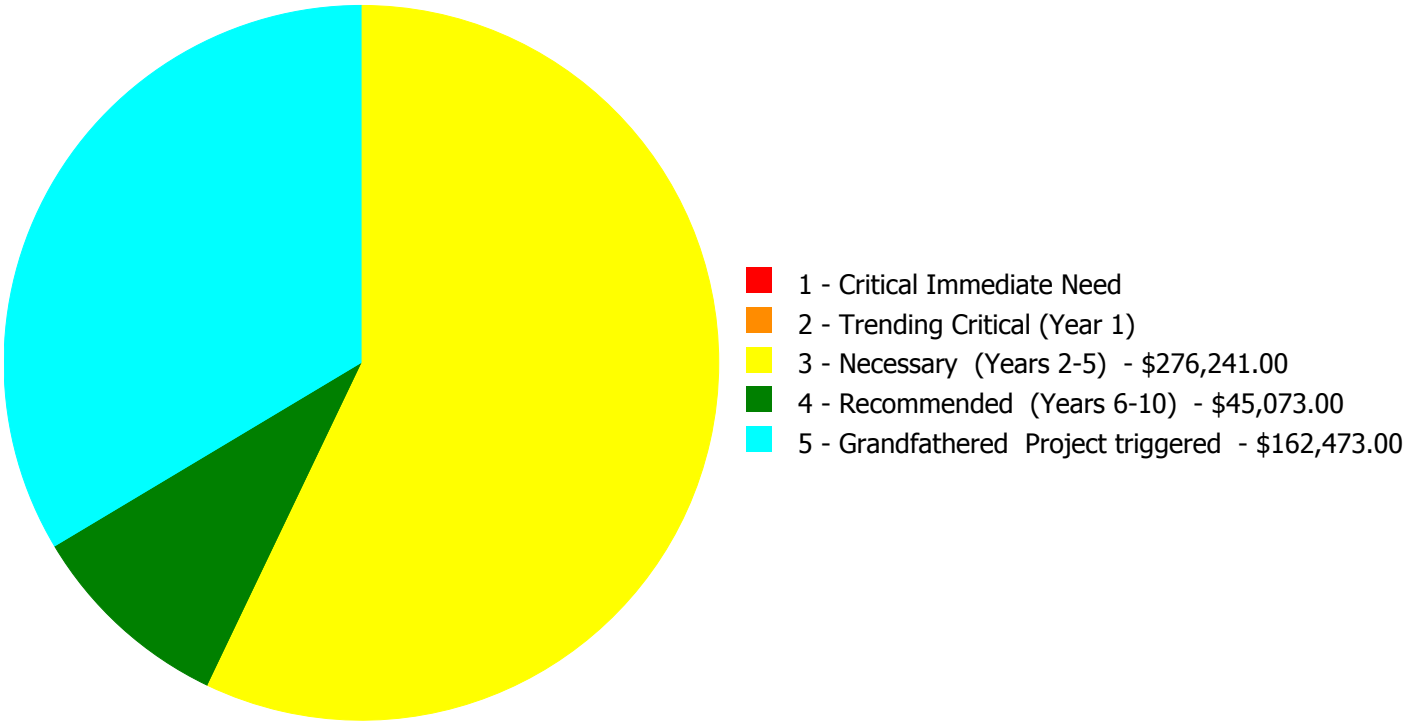
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $483,787.00

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: $483,787.00

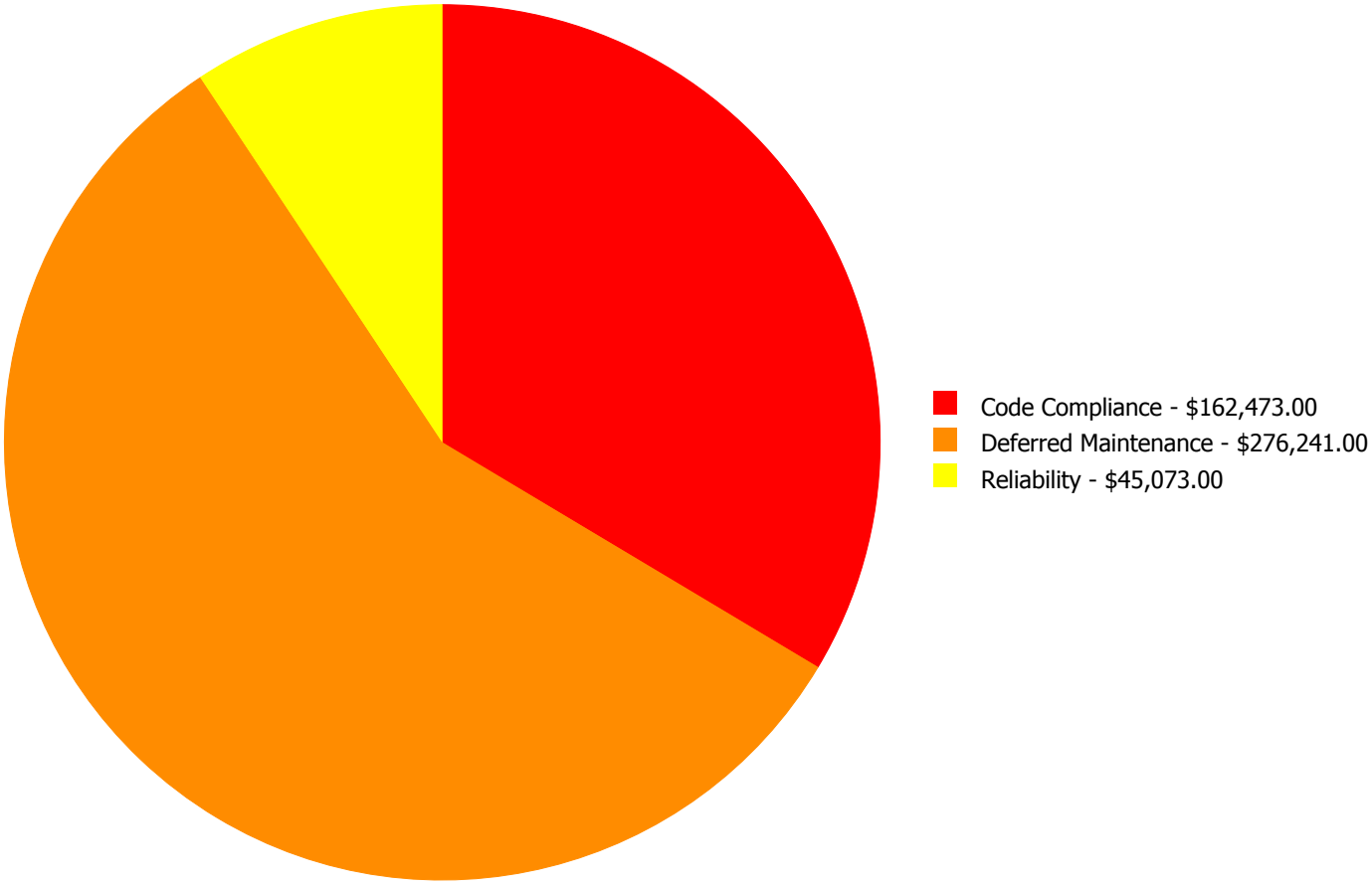
Deficiency By Priority Investment Table

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	$264,125.00	$0.00	$0.00	$264,125.00
C3020901	Carpet	$0.00	$0.00	$6,542.00	$0.00	$0.00	$6,542.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$5,574.00	$0.00	$0.00	$5,574.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$150,244.00	$150,244.00
D4020	Standpipes	$0.00	$0.00	$0.00	$0.00	$12,229.00	$12,229.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$45,073.00	$0.00	$45,073.00
	Total:	$0.00	$0.00	$276,241.00	$45,073.00	$162,473.00	$483,787.00

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: $483,787.00

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: Rooftop
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,529.00
Unit of Measure: S.F.
Estimate: $264,125.00
Assessor Name: Jejuan Hall
Date Created: 02/21/2020

Notes: Built up roof is beyond its expected life and leaks have been reported.

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 793.00
Unit of Measure: S.F.
Estimate: $6,542.00
Assessor Name: Jejuan Hall
Date Created: 01/26/2020

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

System: C3020999 - Other - Rubber or Neoprene

Location: Stairs
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 190.00
Unit of Measure: S.F.
Estimate: $5,574.00
Assessor Name: Jejuan Hall
Date Created: 01/26/2020

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 31,764.00
Unit of Measure: S.F.
Estimate: $45,073.00
Assessor Name: Jejuan Hall
Date Created: 08/21/2013

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: 31,764.00
Unit of Measure: S.F.
Estimate: $150,244.00
Assessor Name: Jejuan Hall
Date Created: 08/21/2013

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: 31,764.00
Unit of Measure: S.F.
Estimate: $12,229.00
Assessor Name: Jejuan Hall
Date Created: 08/21/2013

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 Charter
Gross Area (SF):	17,218
Year Built:	2009
Last Renovation:	
Replacement Value:	$3,193,453
Repair Cost:	$25,190.00
Total FCI:	0.79 %
Total RSLI:	70.97 %
FCA Score:	99.21

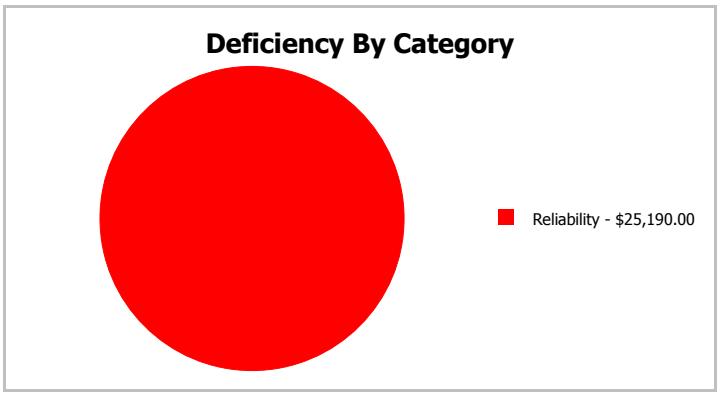
Description:

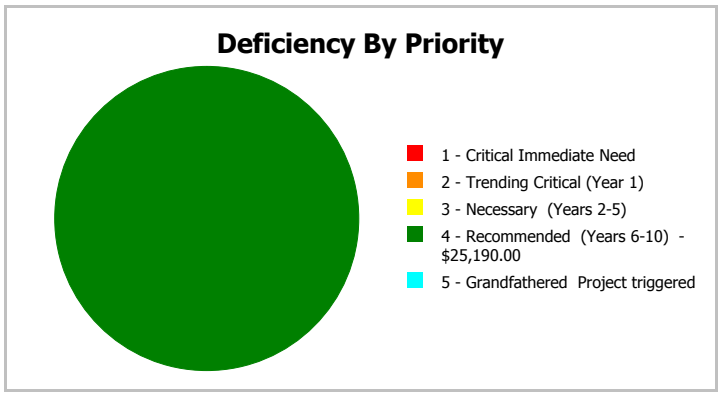
The narrative for this building is included in the Executive Summary Description at the front of this report.

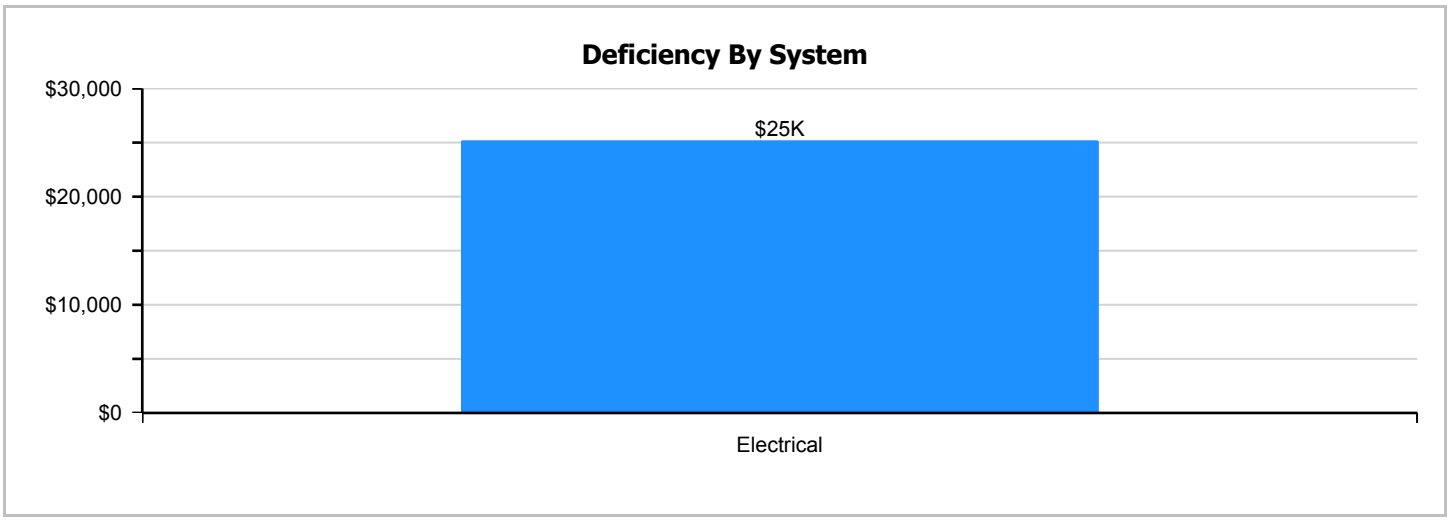
Attributes: This asset has no attributes.

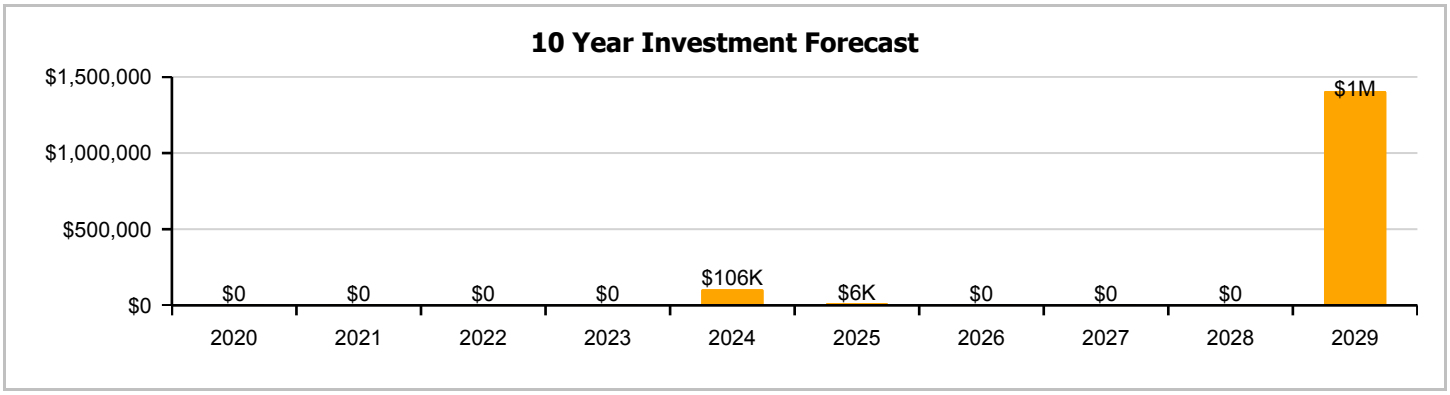
Dashboard Summary

Function:	Elementary Charter	Gross Area:	17,218
Year Built:	2009	Last Renovation:	
Repair Cost:	$25,190	Replacement Value:	$3,193,453
FCI:	0.79 %	RSLI%:	70.97 %









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	90.00 %	0.00 %	$0.00
B10 - Superstructure	90.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	80.50 %	0.00 %	$0.00
B30 - Roofing	64.99 %	0.00 %	$0.00
C10 - Interior Construction	76.47 %	0.00 %	$0.00
C20 - Stairs	90.00 %	0.00 %	$0.00
C30 - Interior Finishes	46.03 %	0.00 %	$0.00
D10 - Conveying	50.00 %	0.00 %	$0.00
D20 - Plumbing	54.61 %	0.00 %	$0.00
D30 - HVAC	69.02 %	0.00 %	$0.00
D40 - Fire Protection	66.67 %	0.00 %	$0.00
D50 - Electrical	48.71 %	6.13 %	$25,190.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
Totals:	**70.97 %**	**0.79 %**	**$25,190.00**

Photo Album

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

1). Northwest Elevation - Nov 20, 2019

2). Northeast Elevation - Nov 20, 2019

3). Southeast Elevation - Nov 20, 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	$8.05	S.F.	17,218	100	2009	2109		90.00 %	0.00 %	90			$138,605
A1030	Slab on Grade	$6.81	S.F.	17,218	100	2009	2109		90.00 %	0.00 %	90			$117,255
B1010	Floor Construction	$20.47	S.F.	17,218	100	2009	2109		90.00 %	0.00 %	90			$352,452
B1020	Roof Construction	$13.26	S.F.	17,218	100	2009	2109		90.00 %	0.00 %	90			$228,311
B2010	Exterior Walls	$15.09	S.F.	17,218	100	2009	2109		90.00 %	0.00 %	90			$259,820
B2020	Exterior Windows	$9.41	S.F.	17,218	30	2009	2039		66.67 %	0.00 %	20			$162,021
B2030	Exterior Doors	$0.96	S.F.	17,218	30	2009	2039		66.67 %	0.00 %	20			$16,529
B3010105	Built-Up	$7.15	S.F.	7,436	25	2010	2035		64.00 %	0.00 %	16			$53,167
B3020	Roof Openings	$1.41	S.F.	7,436	30	2010	2040		70.00 %	0.00 %	21			$10,485
C1010	Partitions	$6.13	S.F.	17,218	100	2009	2109		90.00 %	0.00 %	90			$105,546
C1020	Interior Doors	$4.00	S.F.	17,218	40	2009	2049		75.00 %	0.00 %	30			$68,872
C1030	Fittings	$2.91	S.F.	17,218	20	2009	2029		50.00 %	0.00 %	10			$50,104
C2010	Stair Construction	$3.11	S.F.	17,218	100	2009	2109		90.00 %	0.00 %	90			$53,548
C3010220	Tile	$9.25	S.F.	1,427	30	2009	2039		66.67 %	0.00 %	20			$13,200
C3010230	Paint & Covering	$1.47	S.F.	15,791	10	2009	2019		0.00 %	0.00 %	0			$23,213
C3020405	Epoxy	$17.30	S.F.	533	15	2009	2024		33.33 %	0.00 %	5			$9,221
C3020420	Ceramic Tile	$16.74	S.F.	1,427	50	2009	2059		80.00 %	0.00 %	40			$23,888
C3020901	Carpet	$7.50	S.F.	255	8	2009	2017	2025	75.00 %	0.00 %	6			$1,913
C3020903	VCT	$3.48	S.F.	14,911	15	2009	2024		33.33 %	0.00 %	5			$51,890
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	92	10	2009	2019	2025	60.00 %	0.00 %	6			$2,454
C3030	Ceiling Finishes	$9.83	S.F.	17,218	20	2009	2029		50.00 %	0.00 %	10			$169,253
D1010	Elevators and Lifts	$1.40	S.F.	17,218	20	2009	2029		50.00 %	0.00 %	10			$24,105
D2010	Plumbing Fixtures	$6.96	S.F.	17,218	20	2009	2029		50.00 %	0.00 %	10			$119,837
D2020	Domestic Water Distribution	$0.78	S.F.	17,218	30	2009	2039		66.67 %	0.00 %	20			$13,430
D2030	Sanitary Waste	$1.88	S.F.	17,218	30	2009	2039		66.67 %	0.00 %	20			$32,370
D3010	Energy Supply	$0.61	S.F.	17,218	30	2009	2039		66.67 %	0.00 %	20			$10,503
D3040	Distribution Systems	$11.63	S.F.	17,218	20	2009	2029		50.00 %	0.00 %	10			$200,245
D3050	Terminal & Package Units	$17.88	S.F.	17,218	15	2016	2031		80.00 %	0.00 %	12			$307,858
D3060	Controls & Instrumentation	$2.39	S.F.	17,218	15	2016	2031		80.00 %	0.00 %	12			$41,151
D4010	Sprinklers	$4.46	S.F.	17,218	30	2009	2039		66.67 %	0.00 %	20			$76,792
D4020	Standpipes	$0.35	S.F.	17,218	30	2009	2039		66.67 %	0.00 %	20			$6,026
D5010	Electrical Service/Distribution	$2.51	S.F.	17,218	20	2009	2029		50.00 %	0.00 %	10			$43,217
D5020	Branch Wiring	$4.89	S.F.	17,218	20	2009	2029		50.00 %	0.00 %	10			$84,196
D5020	Lighting	$7.34	S.F.	17,218	20	2009	2029		50.00 %	0.00 %	10			$126,380
D5030810	Security & Detection Systems	$1.51	S.F.	17,218	20	2009	2029		50.00 %	0.00 %	10			$25,999
D5030910	Fire Alarm Systems	$2.74	S.F.	17,218	20	2009	2029		50.00 %	0.00 %	10			$47,177
D5030920	Data Communication	$3.56	S.F.	17,218	25	2009	2034		60.00 %	0.00 %	15			$61,296
D5090	Other Electrical Systems	$1.33	S.F.	17,218	15			2019	0.00 %	110.00 %	0		$25,190.00	$22,900
E1020	Institutional Equipment	$0.10	S.F.	17,218	20	2009	2029		50.00 %	0.00 %	10			$1,722
E2010	Fixed Furnishings	$2.12	S.F.	17,218	20	2009	2029		50.00 %	0.00 %	10			$36,502
								Total	**70.97 %**	**0.79 %**			**$25,190.00**	**$3,193,453**

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: B1010 - Floor Construction

Note:

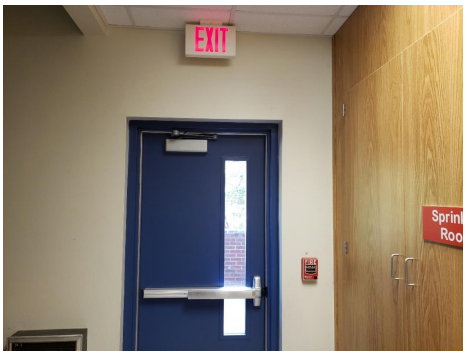
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings



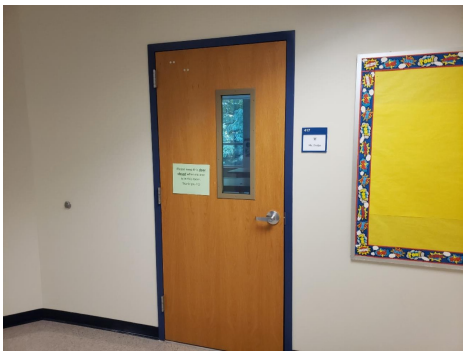
Note:

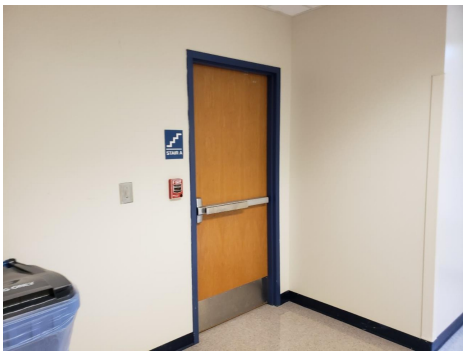
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



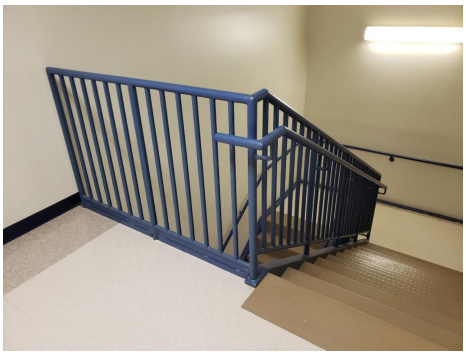


Note:

System: C1030 - Fittings

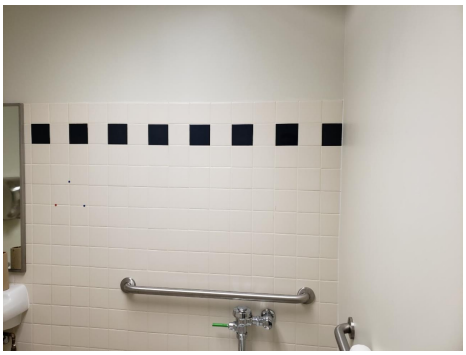
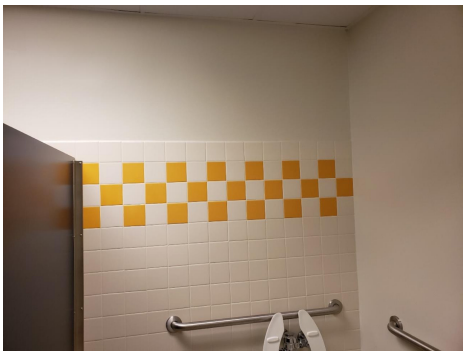
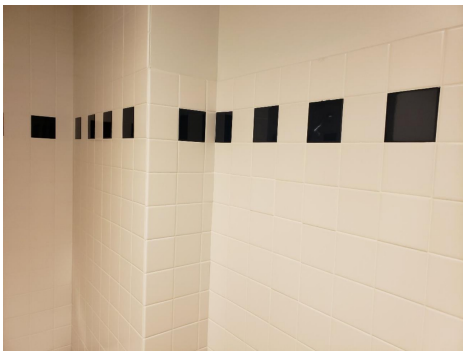

Note:

System: C2010 - Stair Construction


Note:

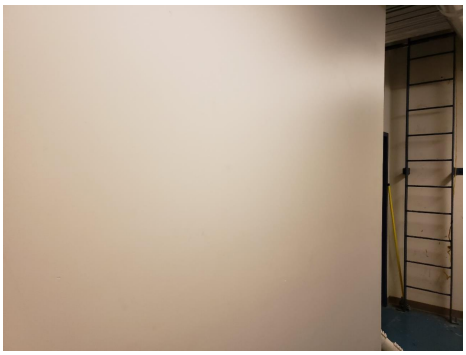
System: C3010220 - Tile

Note:

System: C3010230 - Paint & Covering

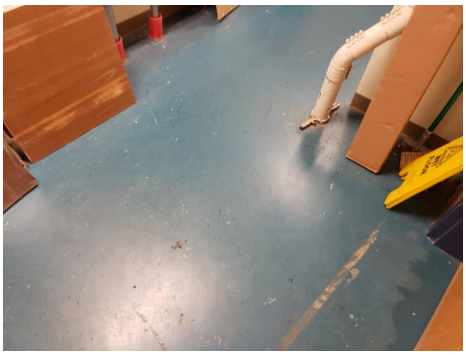




Note:

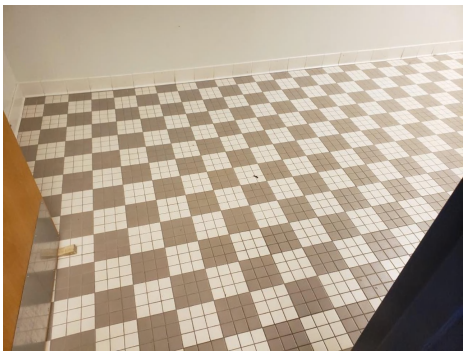
System: C3020405 - Epoxy





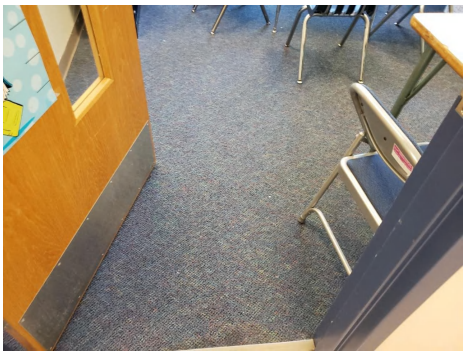
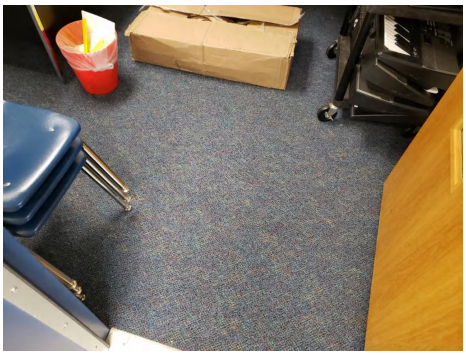
Note:

System: C3020420 - Ceramic Tile

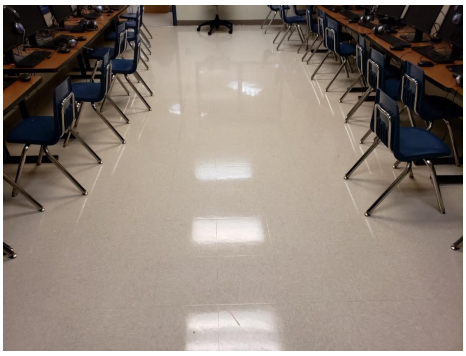

Note:

System: C3020901 - Carpet

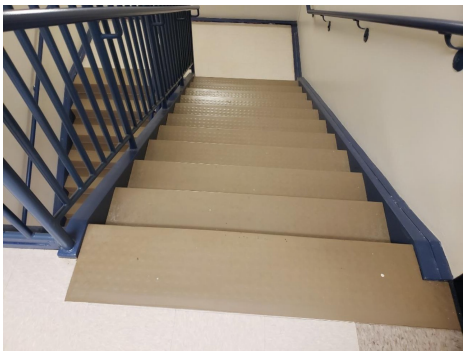
Note:

System: C3020903 - VCT


Note:

System: C3020999 - Other - Rubber or Neoprene



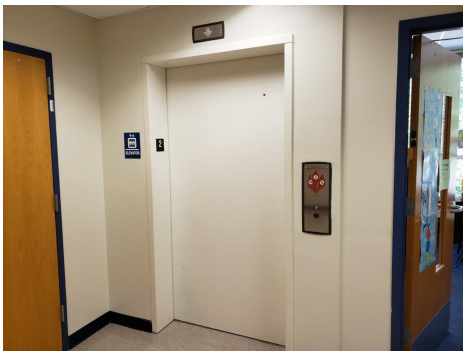
Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



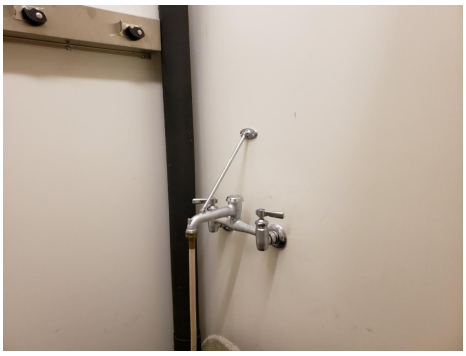
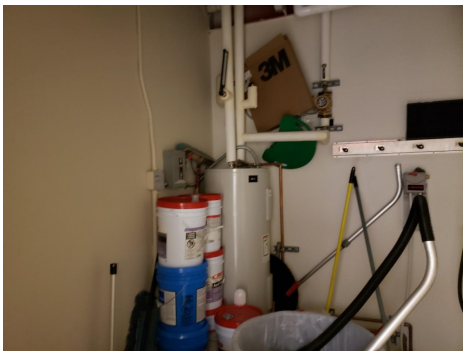

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



Note:

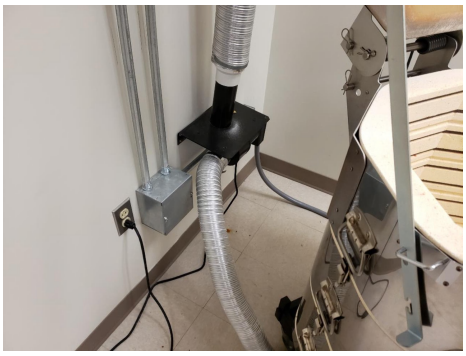
System: D3010 - Energy Supply



Note:

System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

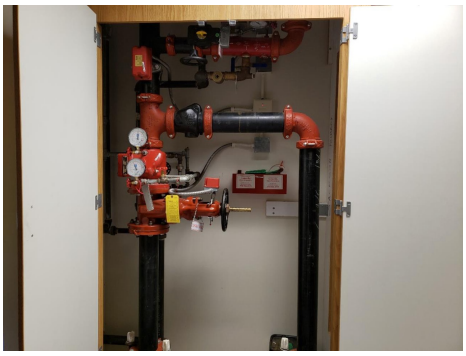

Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

Note:

System: D5010 - Electrical Service/Distribution


Note:

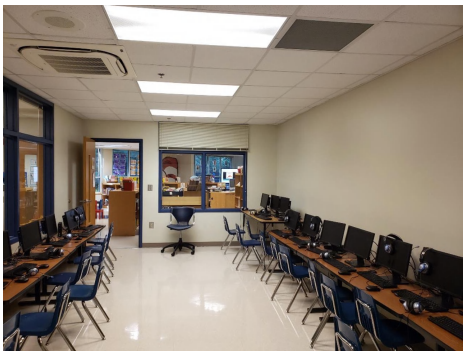
System: D5020 - Branch Wiring



Note:

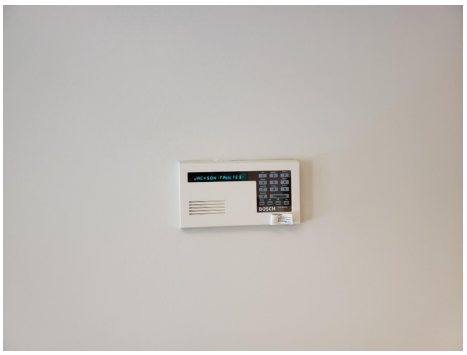
System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems



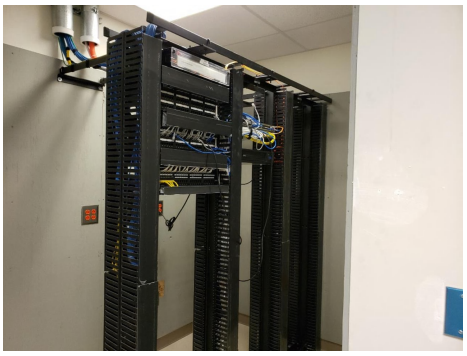

Note:

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:	**$25,190**	**$0**	**$0**	**$0**	**$0**	**$105,854**	**$5,735**	**$0**	**$0**	**$0**	**$1,407,278**	**$1,544,058**
*** 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	$0	$0	$0	$0	$74,070	**$74,070**
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**

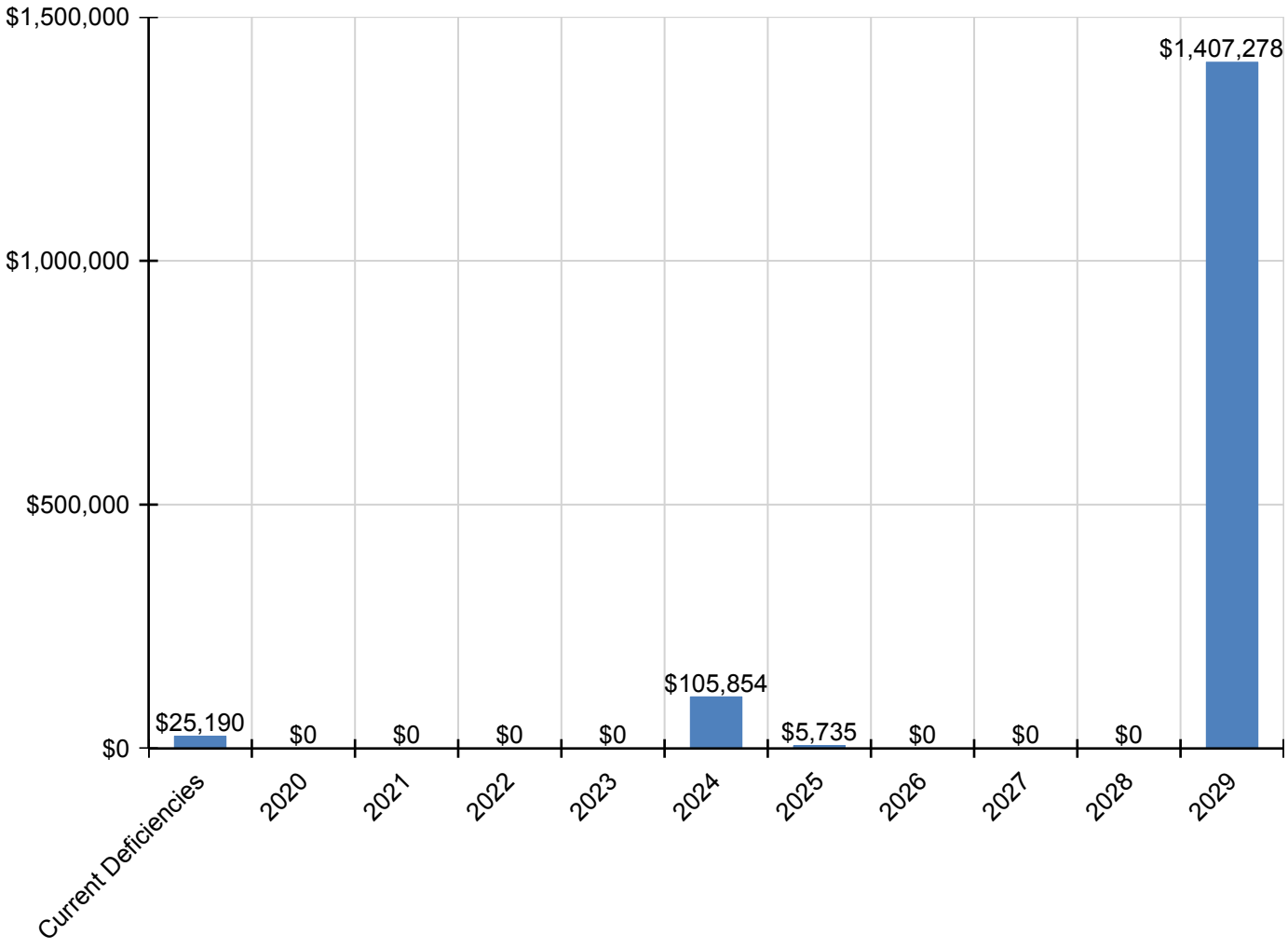
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$34,316	**$34,316**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$0	$0	$0	$0	$12,614	$0	$0	$0	$0	$0	**$12,614**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$0	$0	$0	$0	$0	$0	$2,512	$0	$0	$0	$0	**$2,512**
C3020903 - VCT	$0	$0	$0	$0	$0	$93,240	$0	$0	$0	$0	$0	**$93,240**
C3020999 - Other - Rubber or Neoprene	$0	$0	$0	$0	$0	$0	$3,223	$0	$0	$0	$0	**$3,223**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$250,208	**$250,208**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,635	**$35,635**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$177,156	**$177,156**
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**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$296,024	**$296,024**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$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	$0	$0	$0	$0	$63,888	**$63,888**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$124,468	**$124,468**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$186,829	**$186,829**
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	$0	$0	$0	$0	$38,435	**$38,435**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$69,743	**$69,743**
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	$25,190	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,190**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,545	**$2,545**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$53,961	**$53,961**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

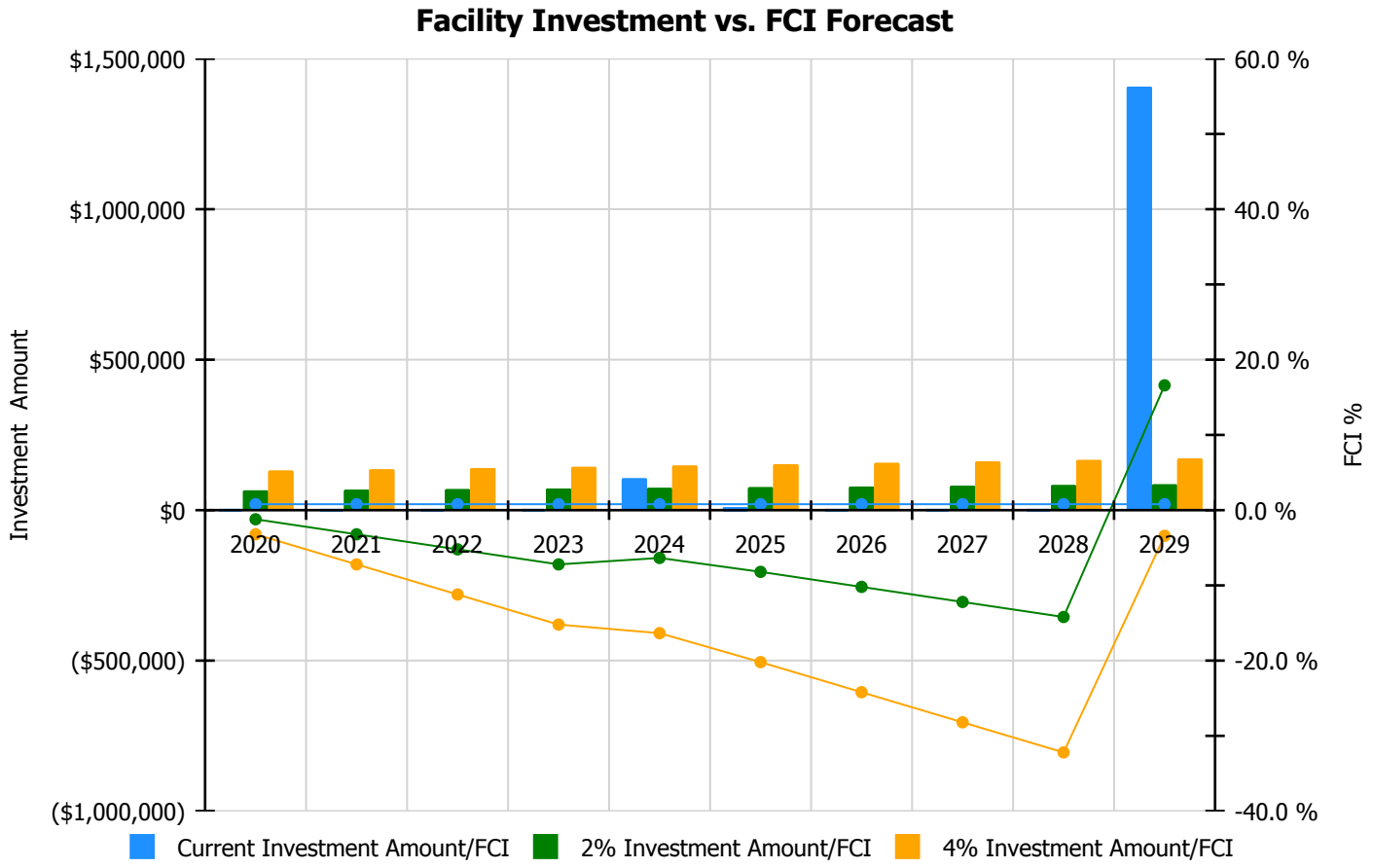
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

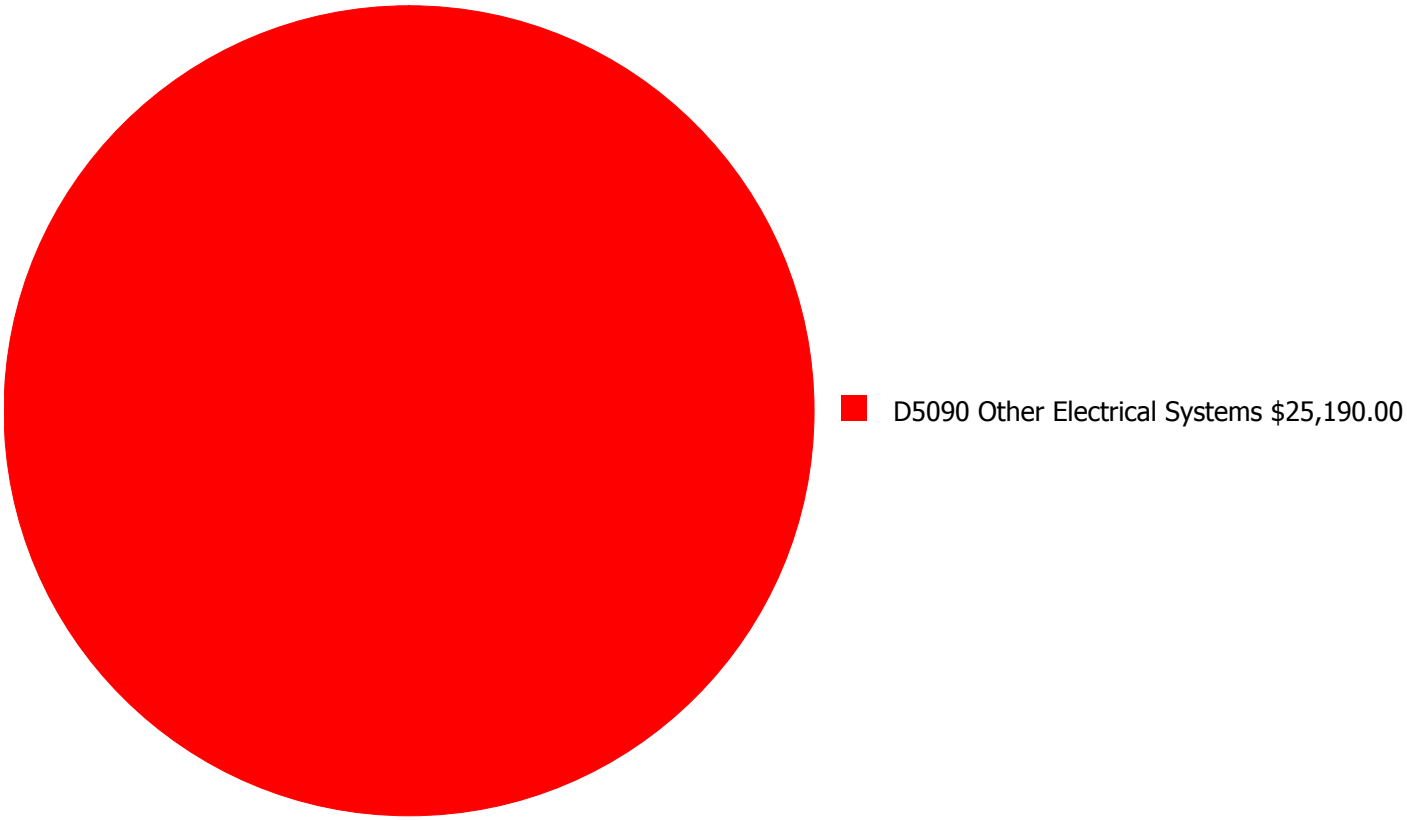
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 0.79%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$65,785.00	-1.21 %	$131,570.00	-3.21 %
2021	$0	$67,759.00	-3.21 %	$135,517.00	-7.21 %
2022	$0	$69,791.00	-5.21 %	$139,583.00	-11.21 %
2023	$0	$71,885.00	-7.21 %	$143,770.00	-15.21 %
2024	$105,854	$74,042.00	-6.35 %	$148,083.00	-16.35 %
2025	$5,735	$76,263.00	-8.20 %	$152,526.00	-20.20 %
2026	$0	$78,551.00	-10.20 %	$157,102.00	-24.20 %
2027	$0	$80,907.00	-12.20 %	$161,815.00	-28.20 %
2028	$0	$83,335.00	-14.20 %	$166,669.00	-32.20 %
2029	$1,407,278	$85,835.00	16.59 %	$171,669.00	-3.41 %
Total:	**$1,518,868**	**$754,153.00**		**$1,508,304.00**	

Deficiency Summary by System

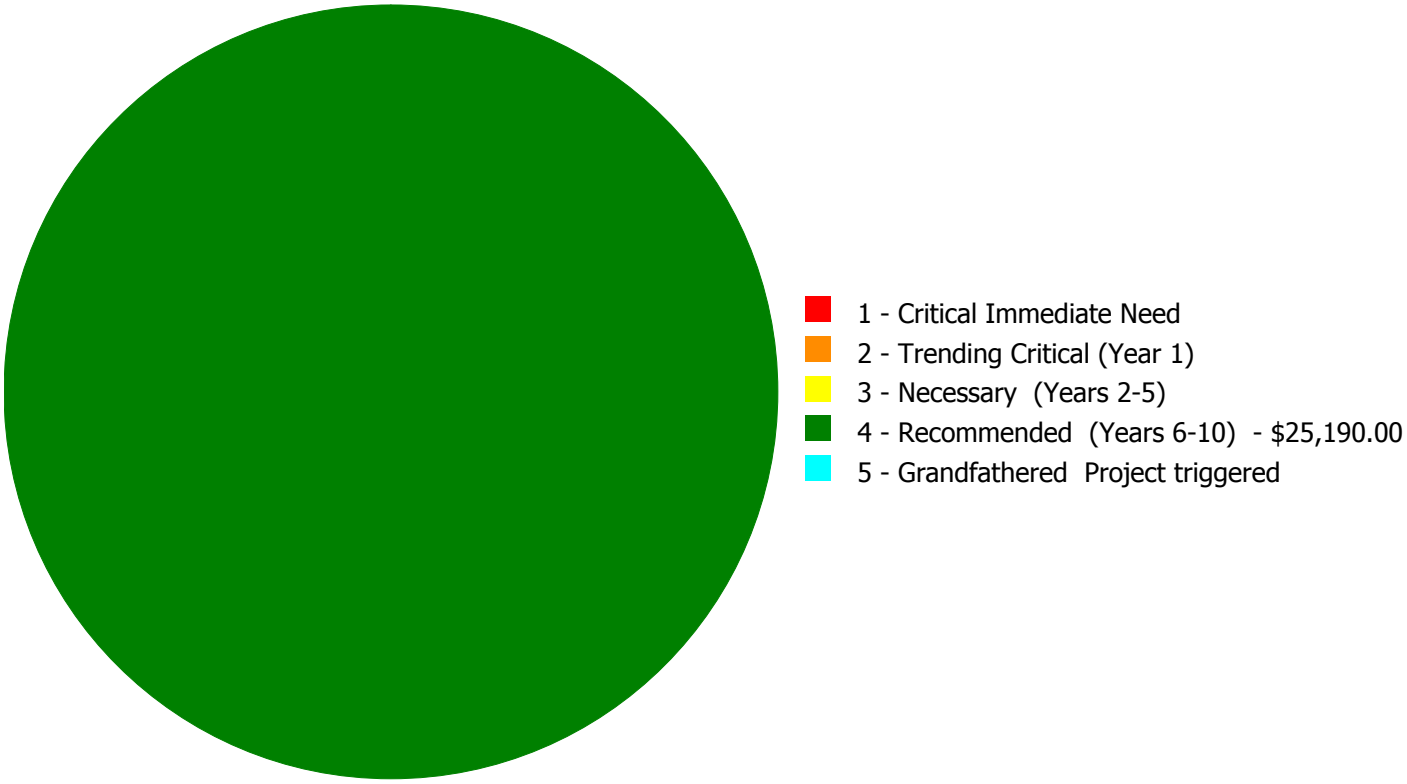
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $25,190.00

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: $25,190.00

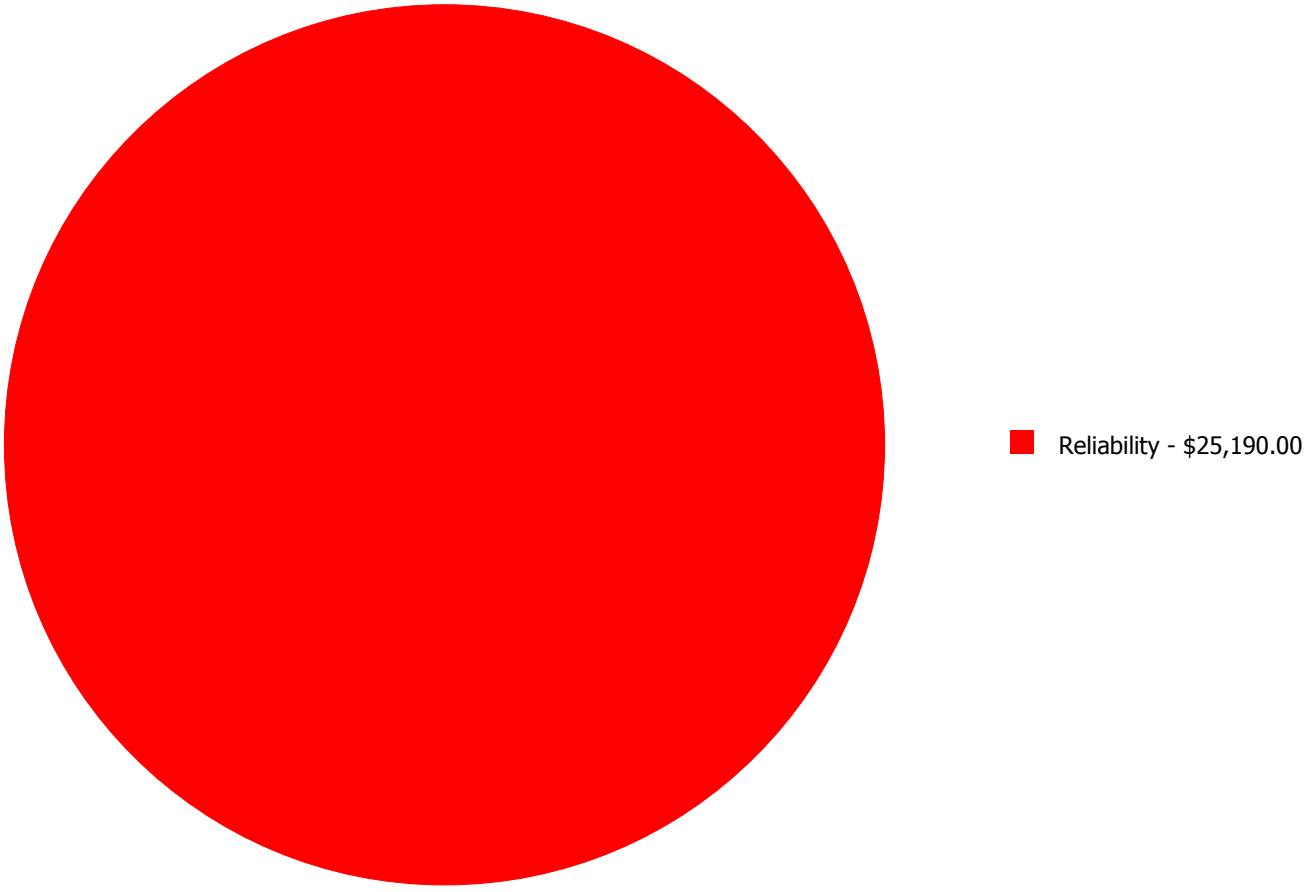
Deficiency By Priority Investment Table

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
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$25,190.00	$0.00	$25,190.00
	Total:	$0.00	$0.00	$0.00	$25,190.00	$0.00	$25,190.00

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: $25,190.00

Deficiency Details by Priority

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

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:	17,218.00
Unit of Measure:	S.F.
Estimate:	$25,190.00
Assessor Name:	Jejuan Hall
Date Created:	08/21/2013

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):	48,982
Year Built:	1959
Last Renovation:	
Replacement Value:	$1,535,147
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	68.29 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

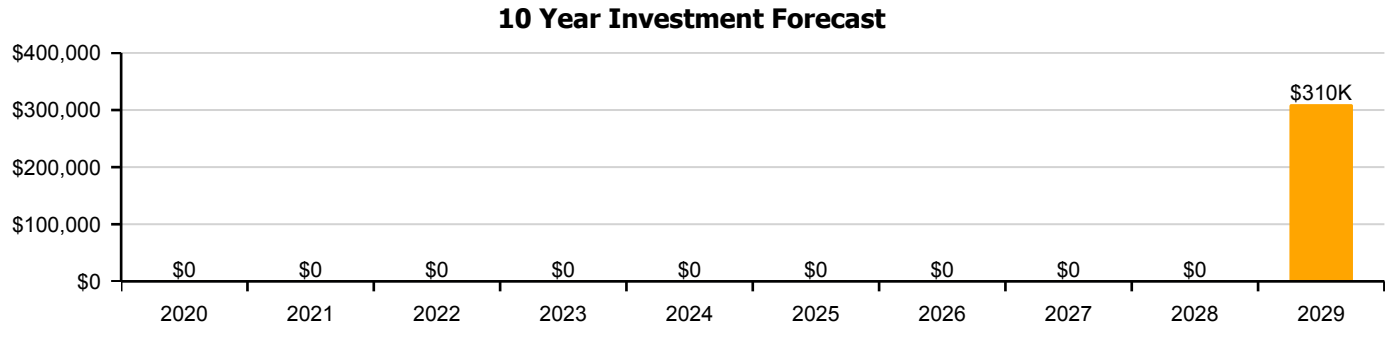
Dashboard Summary

Function:		Gross Area:	48,982
Year Built:	1959	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$1,535,147
FCI:	0.00 %	RSLI%:	68.29 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	66.18 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	80.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	66.67 %	0.00 %	$0.00
Totals:	**68.29 %**	**0.00 %**	**$0.00**

Photo Album

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

Condition Detail

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

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

System Listing

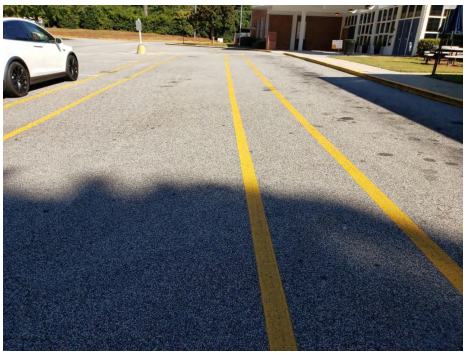
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	48,982	35	2009	2044		71.43 %	0.00 %	25			$116,087
G2020	Parking Lots	$8.00	S.F.	48,982	35	2009	2044		71.43 %	0.00 %	25			$391,856
G2030	Pedestrian Paving	$2.33	S.F.	48,982	35	2009	2044		71.43 %	0.00 %	25			$114,128
G2040105	Fence & Guardrails	$1.15	S.F.	48,982	30	2009	2039		66.67 %	0.00 %	20			$56,329
G2040210	Concrete Retaining Walls	$41.70	S.F.	800	50	2009	2059		80.00 %	0.00 %	40			$33,360
G2040950	Play Area	$4.28	S.F.	48,982	20	2009	2029		50.00 %	0.00 %	10			$209,643
G2050	Landscaping	$1.18	S.F.	48,982	25	2009	2034		60.00 %	0.00 %	15			$57,799
G3010	Water Supply	$1.09	S.F.	48,982	50	2009	2059		80.00 %	0.00 %	40			$53,390
G3020	Sanitary Sewer	$2.20	S.F.	48,982	50	2009	2059		80.00 %	0.00 %	40			$107,760
G3030	Storm Sewer	$1.25	S.F.	48,982	50	2009	2059		80.00 %	0.00 %	40			$61,228
G4010	Electrical Distribution	$2.55	S.F.	48,982	30	2009	2039		66.67 %	0.00 %	20			$124,904
G4020	Site Lighting	$2.98	S.F.	48,982	30	2009	2039		66.67 %	0.00 %	20			$145,966
G4030	Site Communication and Security	$1.28	S.F.	48,982	30	2009	2039		66.67 %	0.00 %	20			$62,697
								Total	**68.29 %**					**$1,535,147**

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: G2040210 - Concrete Retaining Walls

Note:

System: G2040950 - Play Area


Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer


Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communication and Security

Note:

Renewal Schedule

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

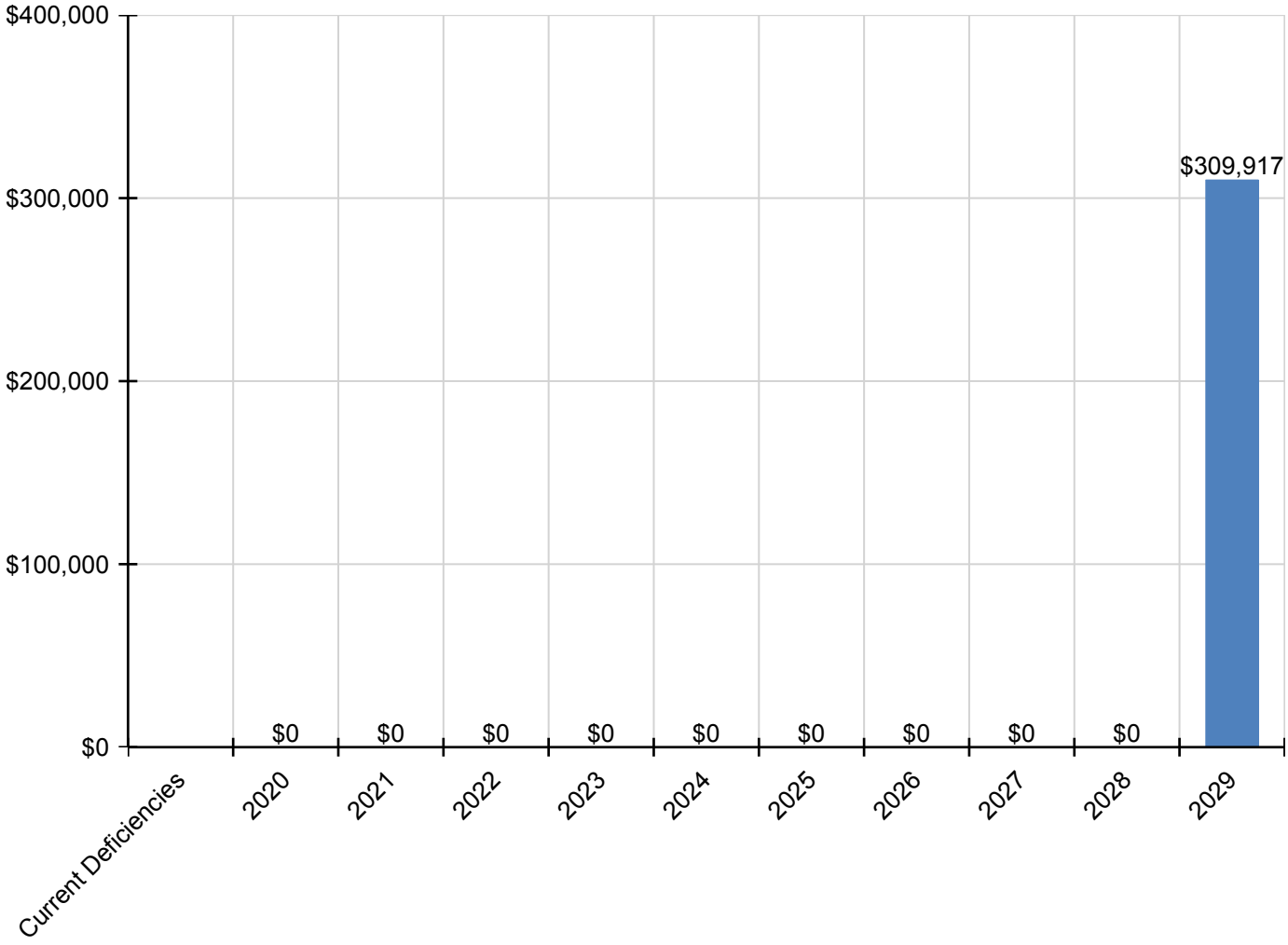
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$309,917**	**$309,917**
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**
G2040210 - Concrete Retaining Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$309,917	**$309,917**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

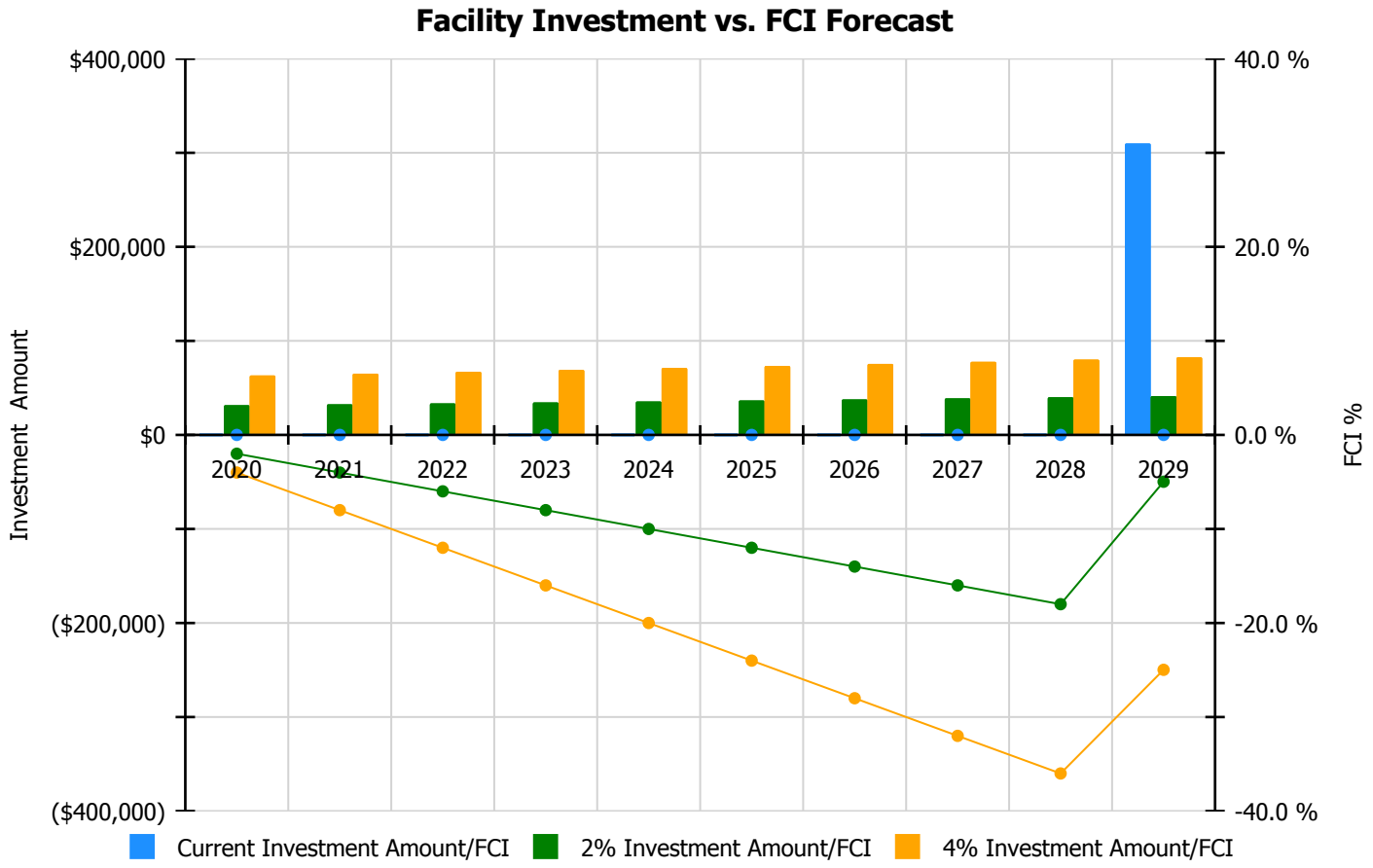
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

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



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$31,624.00	-2.00 %	$63,248.00	-4.00 %
2021	$0	$32,573.00	-4.00 %	$65,145.00	-8.00 %
2022	$0	$33,550.00	-6.00 %	$67,100.00	-12.00 %
2023	$0	$34,556.00	-8.00 %	$69,113.00	-16.00 %
2024	$0	$35,593.00	-10.00 %	$71,186.00	-20.00 %
2025	$0	$36,661.00	-12.00 %	$73,322.00	-24.00 %
2026	$0	$37,761.00	-14.00 %	$75,521.00	-28.00 %
2027	$0	$38,894.00	-16.00 %	$77,787.00	-32.00 %
2028	$0	$40,060.00	-18.00 %	$80,121.00	-36.00 %
2029	$309,917	$41,262.00	-4.98 %	$82,524.00	-24.98 %
Total:	**$309,917**	**$362,534.00**		**$725,067.00**	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Glossary

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

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

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

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

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

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	0410
Project:	APS Assessments 2019	Region:	761	Site:	Jackson Primary
Grade Config:	PK-1	Site Type:	Elementary	Site Size:	7.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Poor	2.50	5.00	50.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Unsat	0.00	1.50	0.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Excel	1.25	1.25	100.00
Location	Good	0.30	0.37	80.00
Storage/Fixed Equip	Good	0.30	0.37	80.00
Self-Contained Special Ed				
Environment	Good	0.38	0.48	80.00
Size	Excel	1.20	1.20	100.00
Location	Good	0.29	0.36	80.00
Storage/Fixed Equip	Good	0.29	0.36	80.00
Instructional Resource Rooms				
Environment	Good	0.58	0.72	80.00
Size	Excel	1.80	1.80	100.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Unsat	0.00	0.40	0.00
Size	Unsat	0.00	1.00	0.00
Location	Unsat	0.00	0.30	0.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
Music				
Environment	Good	0.59	0.74	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	0410
Project:	APS Assessments 2019	Region:	761	Site:	Jackson Primary
Grade Config:	PK-1	Site Type:	Elementary	Site Size:	7.00

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	Excel	0.47	0.47	100.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Excel	0.35	0.35	100.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(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
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Unsat	0.00	0.85	0.00
Location	Good	0.20	0.26	80.00
Storage/Fixed Equip	Poor	0.13	0.26	50.00
P.E.				
Environment	Good	1.54	1.92	80.00
Size	Poor	2.40	4.80	50.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Unsat	0.00	1.44	0.00
Performing Arts				
Environment	Good	0.48	0.60	80.00
Size	Excel	1.51	1.51	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Fair	0.29	0.45	65.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Fair	1.58	2.44	65.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Good	2.05	2.56	80.00
Counseling	Good	0.23	0.29	80.00
Clinic	Fair	0.38	0.58	65.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Excel	5.00	5.00	100.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Poor	1.00	2.00	50.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Good	0.65	0.81	80.00
Play Areas	Fair	1.52	2.34	65.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	0410
Project:	APS Assessments 2019	Region:	761	Site:	Jackson Primary
Grade Config:	PK-1	Site Type:	Elementary	Site Size:	7.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Excel	0.75	0.75	100.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Unsat	0.00	0.50	0.00
Total For Site:		**76.05**	**98.25**	**77.41**

Comments

Suitability - ES
Jackson Primary is a two-story pre-kindergarten through first grade school. The school serves students from the surrounding neighborhoods and has a general education focus.

Suitability - ES->Learning Environment-->Learning Style Variety
There are few areas for flexible or differentiated learning.

Suitability - ES->Learning Environment-->Interior Environment
Some areas of the building are often too hot or too cold.

Suitability - ES->Learning Environment-->Exterior Environment
There are no spaces for outdoor learning.

Suitability - ES->General Classrooms-->Environment
Some areas of the building are often too hot or too cold.

Suitability - ES->General Classrooms-->Size
The general classrooms are 97% of the size standard.

Suitability - ES->Kindergarten-->Storage/Fixed Equip
The kindergarten classrooms do not have restrooms in or adjacent to the classrooms. There are two sets of restrooms used by the kindergarten students and these are shared by other classrooms.

Suitability - ES->ECE-->Location
The pre-kindergarten classrooms are not ADA accessible, stairs are required to access the classrooms.

Suitability - ES->Self-Contained Special Ed
There is one pre-kindergarten special education class.

Suitability - ES->Self-Contained Special Ed-->Storage/Fixed Equip
There is no shower in the special education room, but there is one in the building.

Suitability - ES->Science-->Environment
There is no science room in the building.

Suitability - ES->Science-->Size
There is no science room in the building. The science class is held in a standard general classroom.

Suitability - ES->Science-->Location
There is no science room in the building.

Suitability - ES->Science-->Storage/Fixed Equip
There is no science room in the building.

Suitability - ES->Music-->Size
There is only one music classroom, it is above the size standard.

Project #:	12382	County:	Atlanta Public Schools	Site #:	0410
Project:	APS Assessments 2019	Region:	761	Site:	Jackson Primary
Grade Config:	PK-1	Site Type:	Elementary	Site Size:	7.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Music-->Location
The music classroom is located near general classrooms that are currently used for science and indoor recess.

Suitability - ES->Computer Labs
There is a small workroom adjacent to the library that has been converted into a computer lab.

Suitability - ES->Computer Labs-->Size
The computer lab is below 50% of the size standard.

Suitability - ES->Computer Labs-->Storage/Fixed Equip
There is no storage space in the computer lab.

Suitability - ES->P.E.-->Size
The gym is 58% of the size standard.

Suitability - ES->P.E.-->Storage/Fixed Equip
There is no storage space for PE equipment. There are no acoustic treatments in the gym. The gym floor is finished with vinyl tile.

Suitability - ES->Performing Arts-->Storage/Fixed Equip
There is insufficient storage space for stage equipment. There are insufficient restrooms for use during performances and events.

Suitability - ES->Media Center-->Size
The media center is 79% of the size standard.

Suitability - ES->Media Center-->Storage/Fixed Equip
There is no workroom with a sink in the media center.

Suitability - ES->Restrooms (Student)
The restroom sinks are not at an age appropriate height.

Suitability - ES->Administration
Teacher mailboxes are located in the reception area.

Suitability - ES->Clinic
There is only one cot in the clinic. The clinic restroom is not ADA accessible.

Suitability - ES->Custodial and Maintenance
Custodial closets are equipped with wall-mounted sinks.

Suitability - ES->Outside-->Vehicular Traffic
Parents and buses share a loading area. There is not enough space for buses to line up, and they have to park diagonally to fit into the loading area. The service drive conflicts with the driveway to the back parking lot.

Suitability - ES->Outside-->Play Areas
The playground surfaces are not ADA accessible. There is not an open grassy play area.

Suitability - ES->Safety and Security-->Signage & Way Finding
There is inadequate vehicular and pedestrian wayfinding. The required entrance signs are not present.

Suitability - ES->Safety and Security-->Controlled Entrances
There is no security vestibule at the main entrance. The building configuration would make it difficult to install a vestibule in the existing space.