Atlanta Public Schools/ Jackson Cluster

King, M.L. Middle School

Revised

School Assessment Report

November 10, 2020

ATLANTA PUBLIC SCHOOLS

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):	188,053
Year Built:	1973
Last Renovation:	2004
Replacement Value:	$43,972,443
Repair Cost:	$832,685.70
Total FCI:	1.89 %
Total RSLI:	50.56 %
FCA Score:	98.11

Description:

King, M.L. Middle School is located at 545 Hill Street SE in Atlanta, GA. The 4 story, 188,053 square foot building was originally constructed in 1973. There have been 1 renovation in 2004 and 1 addition in 2015. 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.

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 main building has a semi basement level.

B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is concrete. The exterior envelope is composed of concrete walls. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are aluminum mostly with glazing. Roofing is typically low slope built-up. Roof openings include roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

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 concrete risers and concrete treads with rubber finishes. The interior wall finishes are typically painted concrete walls. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical ceiling tiles.

D. SERVICES
PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. The sanitary waste system is cast iron.
HVAC: Heating is provided by 4 Lochinvar hot water boilers. Cooling is provided by roof top mounted DX and split systems with a single cooling tower. There are two York Liquid Cooled Chillers supporting the main cooling system for the building. The heating/cooling distribution system is a two-pipe system and includes interior AHUs and ducting. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled and monitored by an energy management system. This building has a remote Building Automation System.
FIRE PROTECTION: The building has both wet and dry pipe fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and in corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main 3000-AMP switchboard/distribution panel located in the building. Lighting is typically lay-in type, fluorescent fixtures. 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 has 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, darkroom or photographic equipment, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G. SITE
Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; retaining walls a flag pole; monument signage; landscaping; play areas with equipment; a ball field with dugout structures; an asphalt basketball court and fencing. Site mechanical and electrical features include: water; sanitary and storm sewers; natural gas; and site lighting.

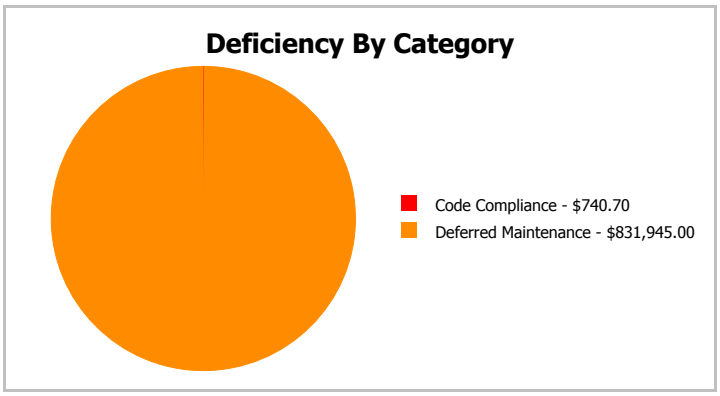
Attributes:

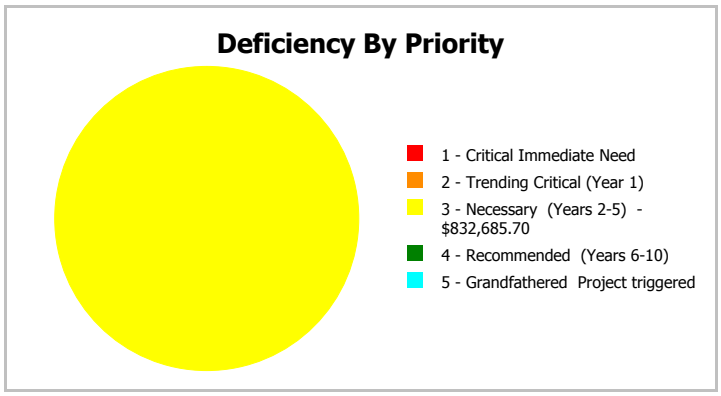
General Attributes:

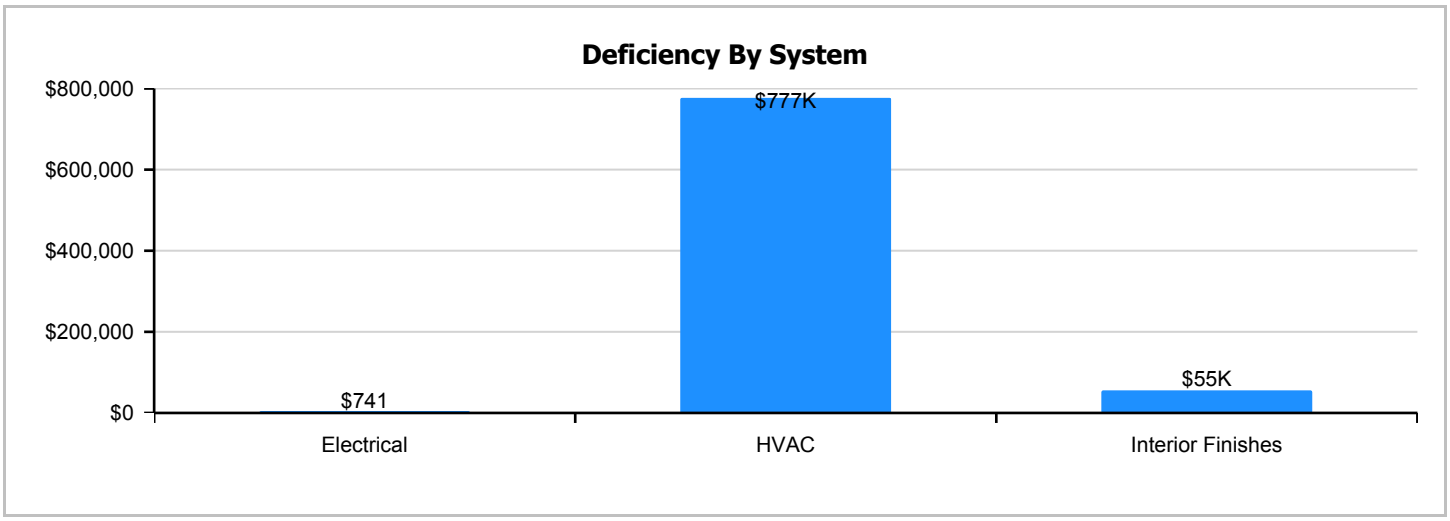
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Hayden Collins
School Grades:	-	DOE Drawing Total GSF:	186267
DOE Facility Number:	0373	Total # of Modular/Portables:	0
DOE Interior Site SF:	176547	Total GSF of Modular/Portables:	0
Approx. Acres:	6.5	Status:	Active

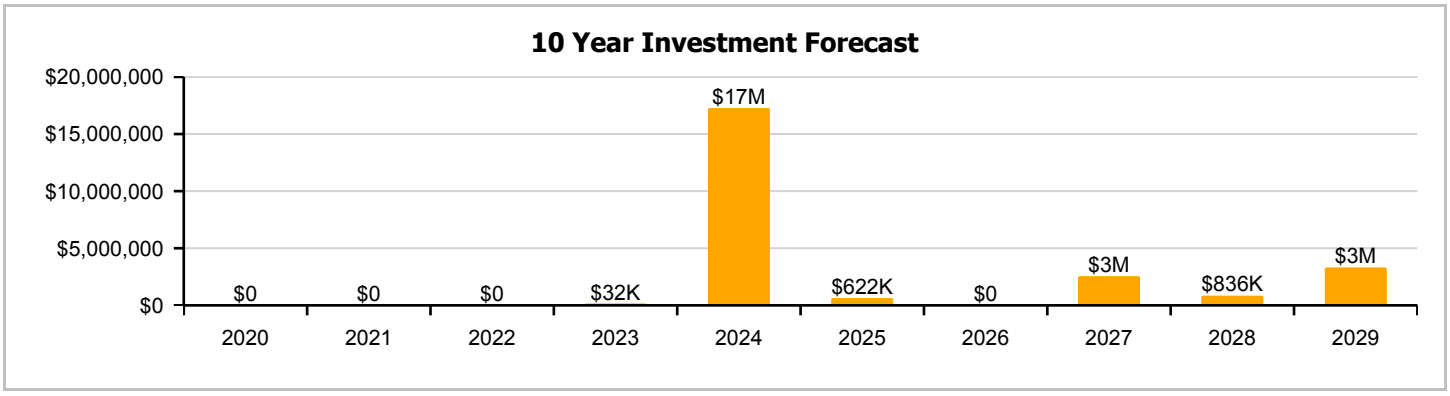
School Dashboard Summary

Gross Area:	188,053		
Year Built:	1973	Last Renovation:	2004
Repair Cost:	$832,686	Replacement Value:	$43,972,443
FCI:	1.89 %	RSLI%:	50.56 %









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	56.66 %	0.00 %	$0.00
A20 - Basement Construction	54.00 %	0.00 %	$0.00
B10 - Superstructure	56.46 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.49 %	0.00 %	$0.00
B30 - Roofing	35.59 %	0.00 %	$0.00
C10 - Interior Construction	66.33 %	0.00 %	$0.00
C20 - Stairs	56.58 %	0.00 %	$0.00
C30 - Interior Finishes	46.68 %	1.77 %	$55,138.00
D10 - Conveying	25.00 %	0.00 %	$0.00
D20 - Plumbing	34.72 %	0.00 %	$0.00
D30 - HVAC	24.63 %	9.44 %	$776,807.00
D40 - Fire Protection	50.77 %	0.00 %	$0.00
D50 - Electrical	31.56 %	0.02 %	$740.70
E10 - Equipment	80.00 %	0.00 %	$0.00
E20 - Furnishings	28.40 %	0.00 %	$0.00
F10 - Special Construction	45.00 %	0.00 %	$0.00
G20 - Site Improvements	83.52 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	92.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	50.00 %	0.00 %	$0.00
Totals:	**50.56 %**	**1.89 %**	**$832,685.70**

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
1973 Bldg 401.1_401.2	176,547	2.37	$0.00	$0.00	$832,685.70	$0.00	$0.00
2015 Bldg 401.3	11,506	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	188,053	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**1.89**	**$0.00**	**$0.00**	**$832,685.70**	**$0.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total: $832,685.70

Executive Summary

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Function:	Middle
Gross Area (SF):	176,547
Year Built:	1973
Last Renovation:	2004
Replacement Value:	$35,122,059
Repair Cost:	$832,685.70
Total FCI:	2.37 %
Total RSLI:	43.13 %
FCA Score:	97.63

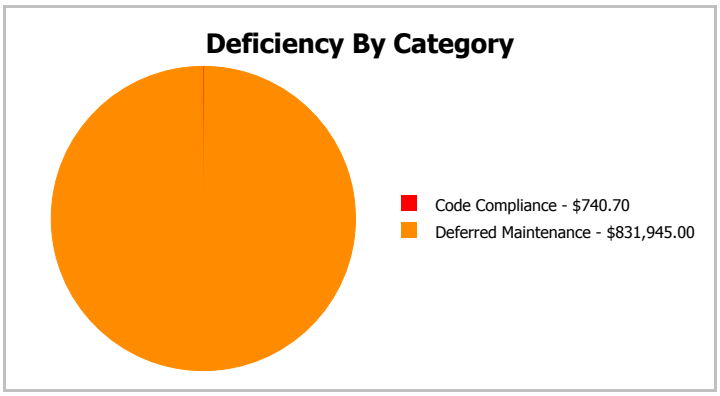
Description:

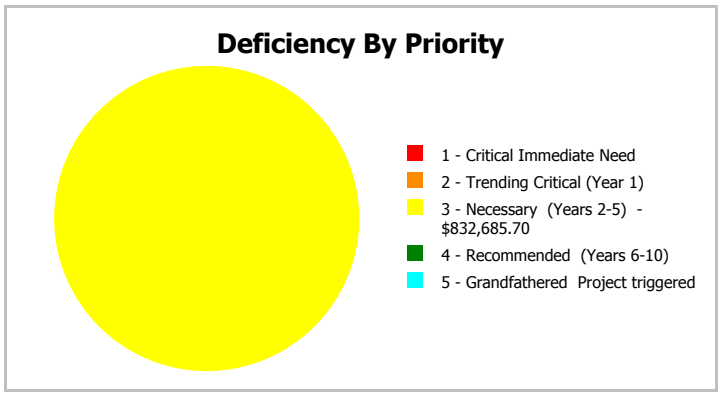
The narrative for this building is included in the Executive Summary Description at the front of this report.

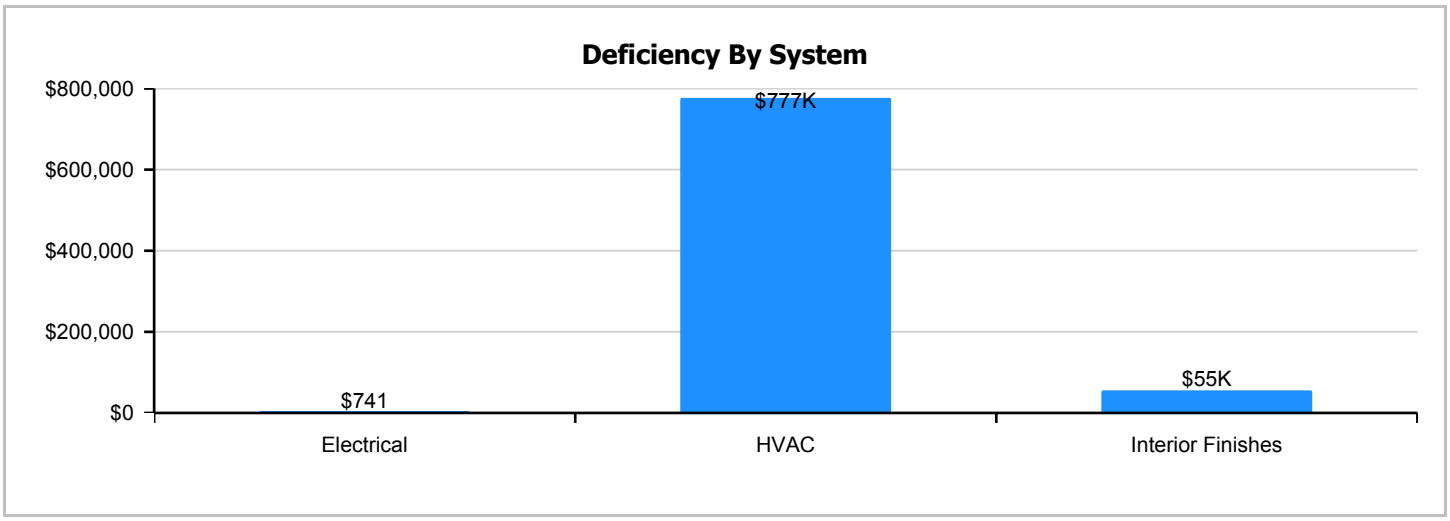
Attributes: This asset has no attributes.

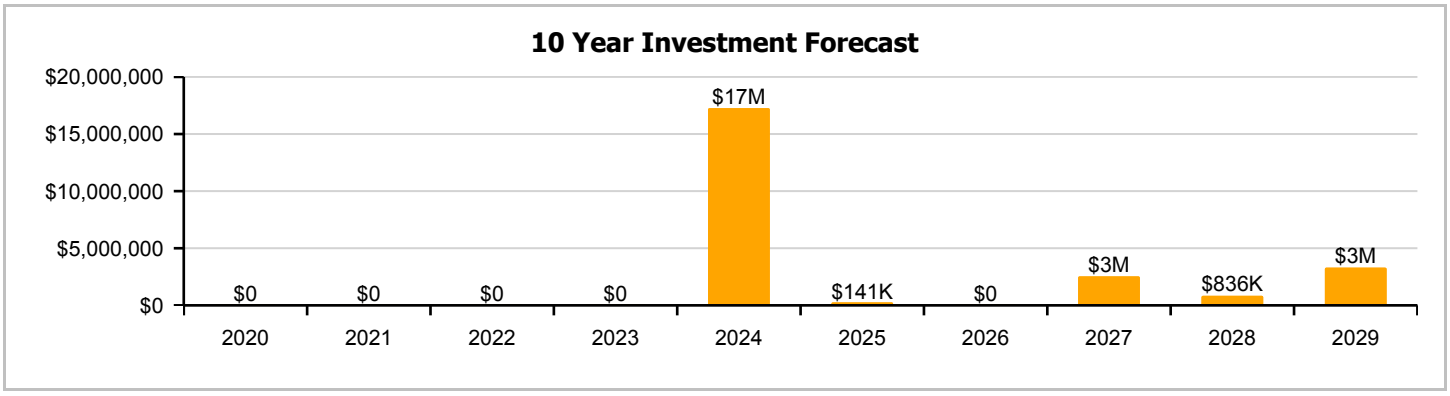
Dashboard Summary

Function:	Middle	Gross Area:	176,547
Year Built:	1973	Last Renovation:	2004
Repair Cost:	$832,686	Replacement Value:	$35,122,059
FCI:	2.37 %	RSLI%:	43.13 %









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	54.00 %	0.00 %	$0.00
A20 - Basement Construction	54.00 %	0.00 %	$0.00
B10 - Superstructure	54.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	66.93 %	0.00 %	$0.00
B30 - Roofing	32.60 %	0.00 %	$0.00
C10 - Interior Construction	64.74 %	0.00 %	$0.00
C20 - Stairs	54.00 %	0.00 %	$0.00
C30 - Interior Finishes	45.01 %	1.88 %	$55,138.00
D10 - Conveying	25.00 %	0.00 %	$0.00
D20 - Plumbing	31.58 %	0.00 %	$0.00
D30 - HVAC	22.42 %	9.85 %	$776,807.00
D40 - Fire Protection	48.87 %	0.00 %	$0.00
D50 - Electrical	28.36 %	0.02 %	$740.70
E10 - Equipment	80.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
F10 - Special Construction	45.00 %	0.00 %	$0.00
Totals:	**43.13 %**	**2.37 %**	**$832,685.70**

Photo Album

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

1). East Elevation - Sep 18, 2019

2). North Elevation - Sep 18, 2019

3). West Elevation - Sep 18, 2019

4). South Elevation - Sep 18, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.07	S.F.	176,547	100	1973	2073		54.00 %	0.00 %	54			$1,071,640
A1030	Slab on Grade	$6.21	S.F.	176,547	100	1973	2073		54.00 %	0.00 %	54			$1,096,357
A2010	Basement Excavation	$0.18	S.F.	176,547	100	1973	2073		54.00 %	0.00 %	54			$31,778
A2020	Basement Walls	$2.33	S.F.	176,547	100	1973	2073		54.00 %	0.00 %	54			$411,355
B1010	Floor Construction	$23.82	S.F.	176,547	100	1973	2073		54.00 %	0.00 %	54			$4,205,350
B1020	Roof Construction	$8.06	S.F.	176,547	100	1973	2073		54.00 %	0.00 %	54			$1,422,969
B2010	Exterior Walls	$14.34	S.F.	176,547	100	1973	2073		54.00 %	0.00 %	54			$2,531,684
B2020	Exterior Windows	$8.56	S.F.	176,547	30	2015	2045		86.67 %	0.00 %	26			$1,511,242
B2030	Exterior Doors	$0.83	S.F.	176,547	30	2015	2045		86.67 %	0.00 %	26			$146,534
B3010105	Built-Up	$7.15	S.F.	176,547	25	2002	2027		32.00 %	0.00 %	8			$1,262,311
B3020	Roof Openings	$0.40	S.F.	176,547	30	2002	2032		43.33 %	0.00 %	13			$70,619
C1010	Partitions	$5.56	S.F.	176,547	100	2004	2104		85.00 %	0.00 %	85			$981,601
C1020	Interior Doors	$3.61	S.F.	176,547	40	2004	2044		62.50 %	0.00 %	25			$637,335
C1030	Fittings	$2.63	S.F.	176,547	20	2004	2024		25.00 %	0.00 %	5			$464,319
C2010	Stair Construction	$2.82	S.F.	176,547	100	1973	2073		54.00 %	0.00 %	54			$497,863
C3010220	Tile	$9.25	S.F.	7,062	30	2004	2034		50.00 %	0.00 %	15			$65,324
C3010230	Paint & Covering	$1.47	S.F.	169,485	10	2004	2014	2024	50.00 %	0.00 %	5			$249,143
C3020405	Epoxy	$17.30	S.F.	1,787	15	2004	2019		0.00 %	118.00 %	0		$36,480.00	$30,915
C3020420	Ceramic Tile	$16.74	S.F.	12,890	50	2004	2054		70.00 %	0.00 %	35			$215,779
C3020901	Carpet	$7.50	S.F.	20,510	8	2004	2012	2024	62.50 %	0.00 %	5			$153,825
C3020903	VCT	$3.48	S.F.	123,177	15	2004	2019	2024	33.33 %	0.00 %	5			$428,656
C3020999	Other - Wood	$13.79	S.F.	8,573	50	2004	2054		70.00 %	0.00 %	35			$118,222
C3020999	Other - Concrete Finish	$6.99	S.F.	8,974	100	2004	2104		85.00 %	0.00 %	85			$62,728
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	636	10	2004	2014		0.00 %	110.00 %	-5		$18,658.00	$16,962
C3030	Ceiling Finishes	$8.99	S.F.	176,547	25	2004	2029		40.00 %	0.00 %	10			$1,587,158
D1010	Elevators and Lifts	$1.25	S.F.	176,547	20	2004	2024		25.00 %	0.00 %	5			$220,684
D2010	Plumbing Fixtures	$6.34	S.F.	176,547	20	2004	2024		25.00 %	0.00 %	5			$1,119,308
D2020	Domestic Water Distribution	$0.72	S.F.	176,547	30	2004	2034		50.00 %	0.00 %	15			$127,114
D2030	Sanitary Waste	$1.69	S.F.	176,547	30	2004	2034		50.00 %	0.00 %	15			$298,364
D2040	Rain Water Drainage	$0.40	S.F.	176,547	20	2004	2024		25.00 %	0.00 %	5			$70,619
D3010	Energy Supply	$0.61	S.F.	176,547	0	2004			0.00 %	0.00 %				$107,694
D3020	Heat Generating Systems	$9.28	S.F.	176,547	20	2004	2024		25.00 %	0.00 %	5			$1,638,356

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D3030	Cooling Generating Systems	$6.57	S.F.	176,547	20	2004	2024		25.00 %	0.00 %	5			$1,159,914
D3040	Distribution Systems	$24.22	S.F.	176,547	20	2004	2024		25.00 %	0.00 %	5			$4,275,968
D3050	Terminal & Package Units	$1.13	S.F.	176,547	15	2004	2019		0.00 %	110.00 %	0		$219,448.00	$199,498
D3060	Controls & Instrumentation	$2.87	S.F.	176,547	15	2004	2019		0.00 %	110.00 %	0		$557,359.00	$506,690
D4010	Sprinklers	$4.06	S.F.	176,547	30	2004	2034		50.00 %	0.00 %	15			$716,781
D4020	Standpipes	$0.32	S.F.	176,547	30	2004	2034		50.00 %	0.00 %	15			$56,495
D4030	Fire Protection Specialties	$0.10	S.F.	176,547	15	2012	2027		53.33 %	0.00 %	8			$17,655
D4090	Other Fire Protection Systems	$0.61	S.F.	176,547	15	2010	2025		40.00 %	0.00 %	6			$107,694
D5010	Electrical Service/Distribution	$2.30	S.F.	176,547	20	2004	2024		25.00 %	0.00 %	5			$406,058
D5020	Branch Wiring	$4.71	S.F.	176,547	20	2004	2024		25.00 %	0.00 %	5			$831,536
D5020	Lighting	$7.09	S.F.	176,547	20	2004	2024		25.00 %	0.06 %	5		$740.70	$1,251,718
D5030810	Security & Detection Systems	$1.51	Ea.	176,547	20	2004	2024		25.00 %	0.00 %	5			$266,586
D5030910	Fire Alarm Systems	$2.74	S.F.	176,547	20	2004	2024		25.00 %	0.00 %	5			$483,739
D5030920	Data Communication	$3.56	S.F.	176,547	25	2004	2029		40.00 %	0.00 %	10			$628,507
D5090	Other Electrical Systems	$0.45	S.F.	176,547	15	2015	2030		73.33 %	0.00 %	11			$79,446
E1020	Institutional Equipment	$1.24	S.F.	176,547	20	2015	2035		80.00 %	0.00 %	16			$218,918
E1090	Other Equipment	$0.78	S.F.	176,547	20	2015	2035		80.00 %	0.00 %	16			$137,707
E2010	Fixed Furnishings	$1.93	S.F.	176,547	20	2004	2024		25.00 %	0.00 %	5			$340,736
F1040	Special Facilities	$3.30	S.F.	176,547	20	2008	2028		45.00 %	0.00 %	9			$582,605
								Total	**43.13 %**	**2.37 %**			**$832,685.70**	**$35,122,059**

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

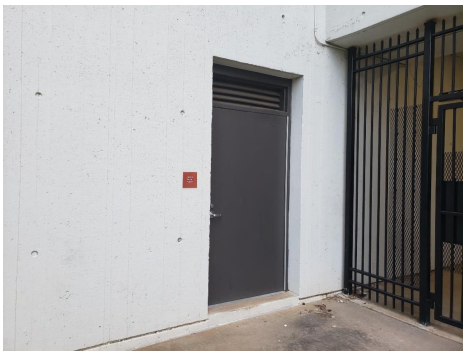

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

Note:

System: B3010105 - Built-Up



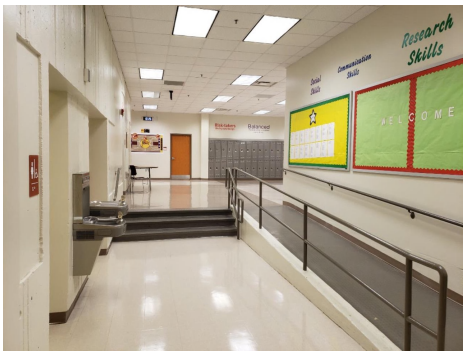
Note:

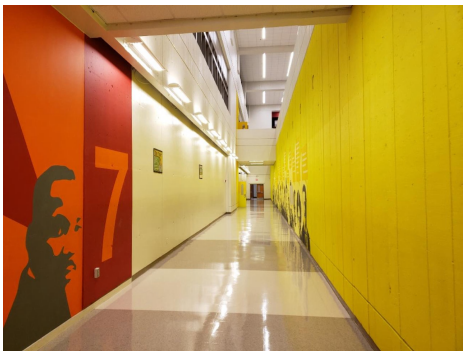
System: B3020 - Roof Openings



Note:

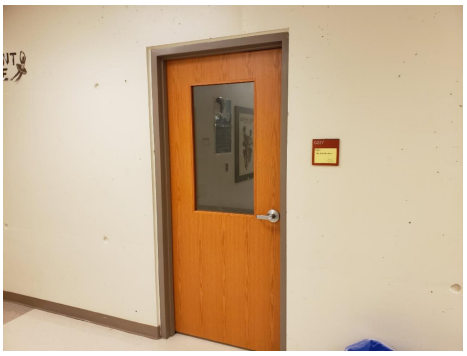
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors




Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction

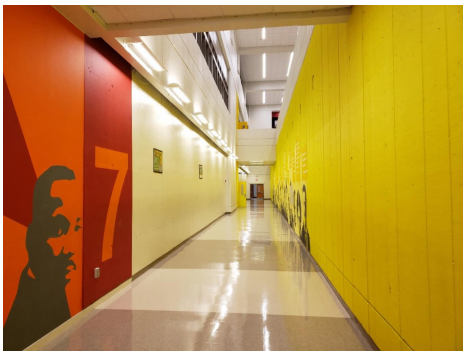

Note:

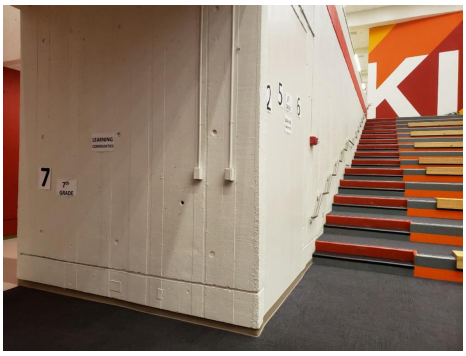
System: C3010220 - Tile



Note:

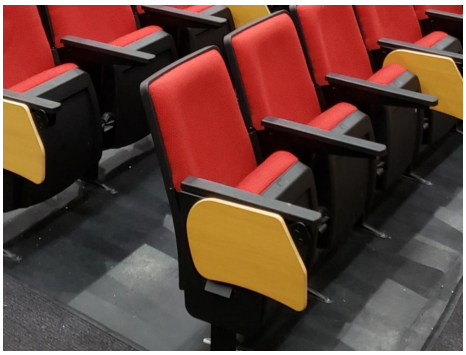
System: C3010230 - Paint & Covering





Note:

System: C3020405 - Epoxy



Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Wood

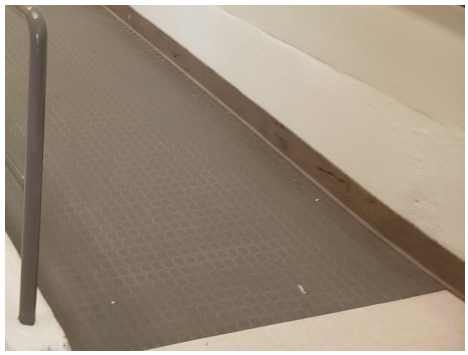


Note:

System: C3020999 - Other - Concrete Finish

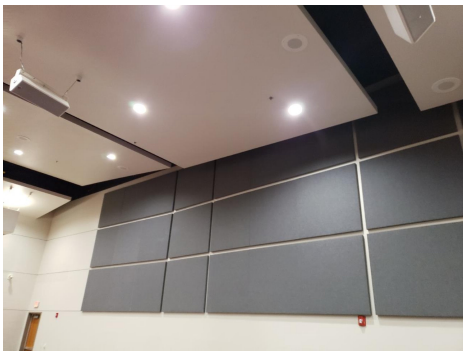
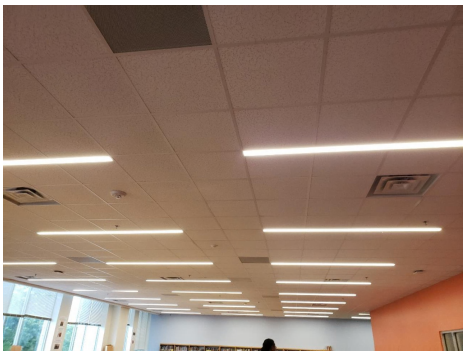

Note:

System: C3020999 - Other - Rubber or Neoprene



Note:

System: C3030 - Ceiling Finishes


Note:

System: D1010 - Elevators and Lifts

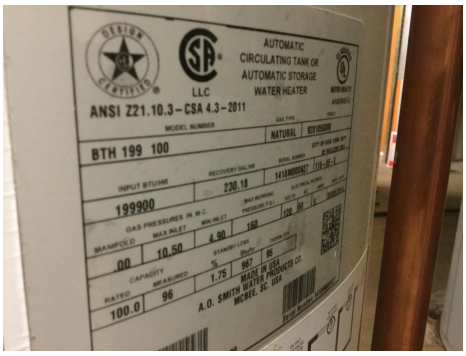

Note:

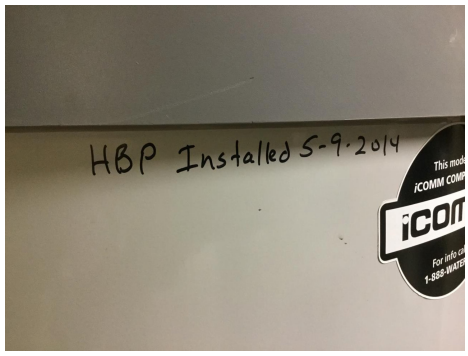
System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D3010 - Energy Supply

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

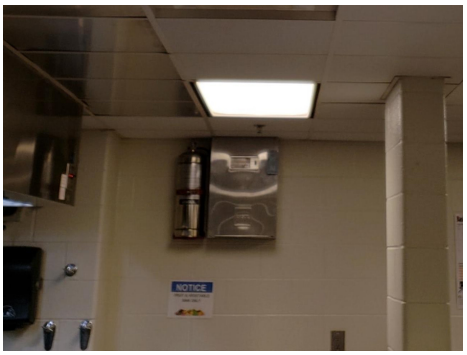
Note:

System: D4010 - Sprinklers



Note:

System: D4090 - Other Fire Protection Systems



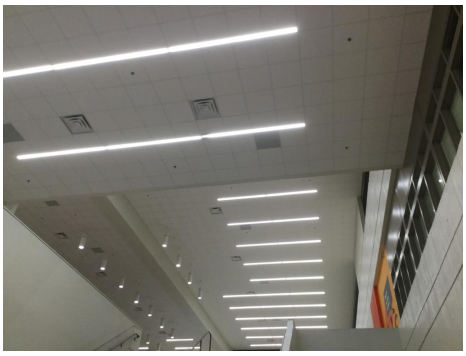
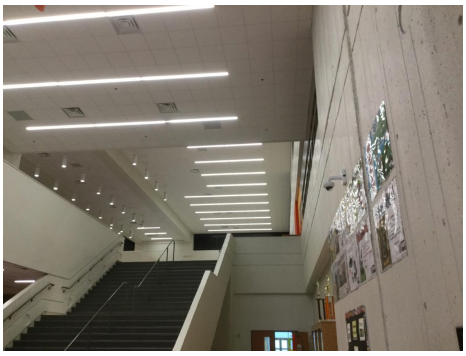

Note:

System: D5010 - Electrical Service/Distribution



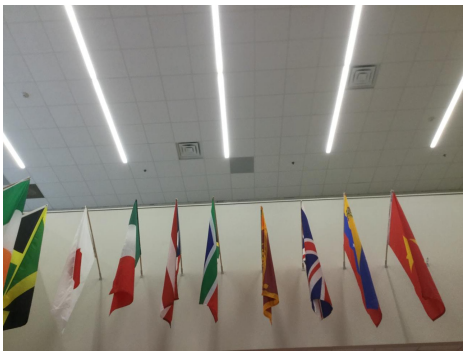
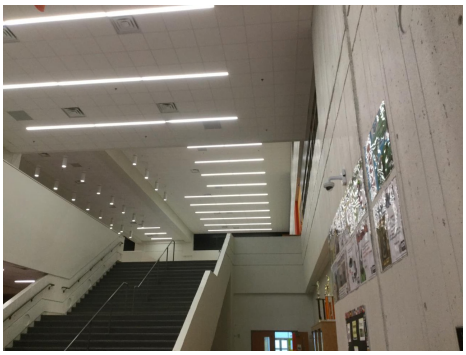
Note:

System: D5020 - Branch Wiring

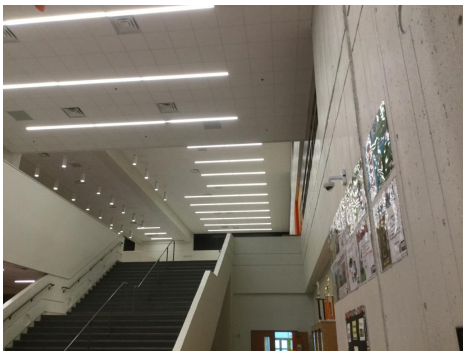
Note:

System: D5020 - Lighting

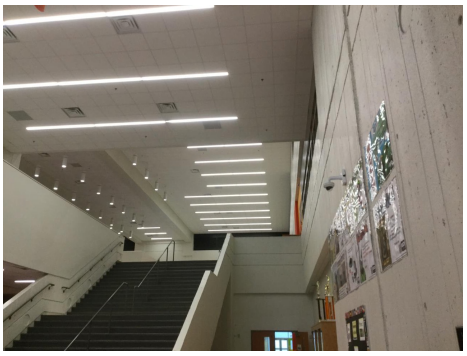
Note:

System: D5030 - Communications and Security



Note:

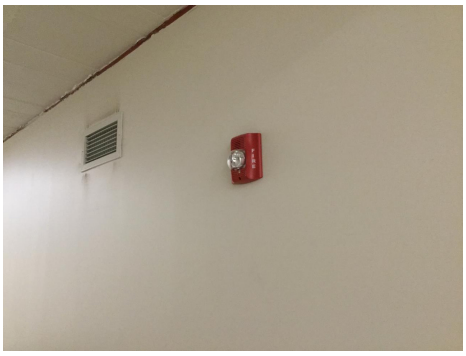
System: D5030810 - Security & Detection Systems



Note:

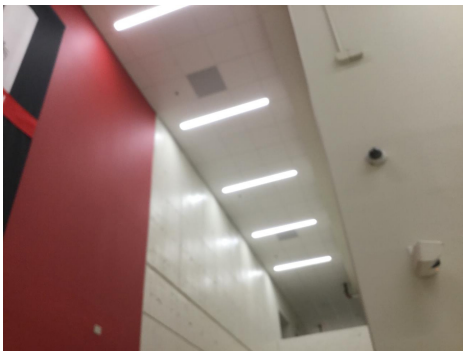
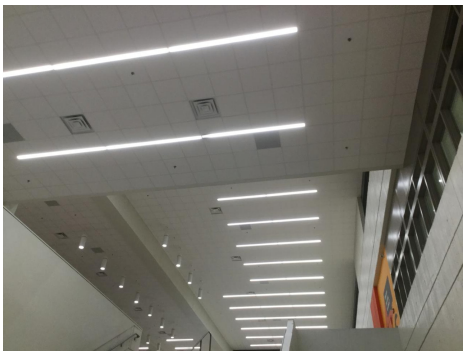
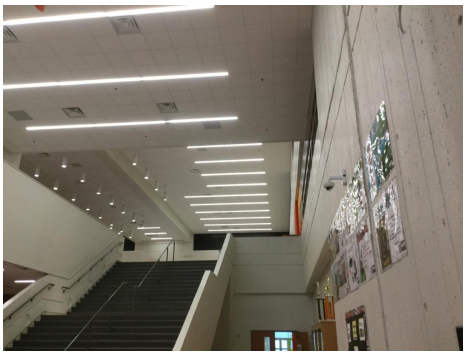
System: D5030910 - Fire Alarm Systems





Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment

Note:

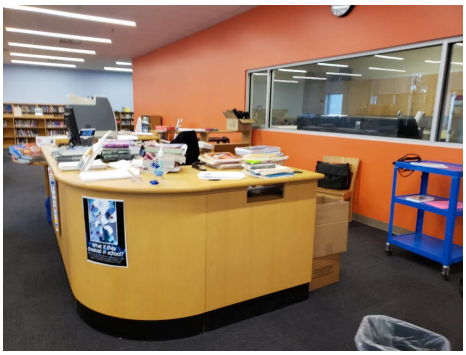
System: E1090 - Other Equipment





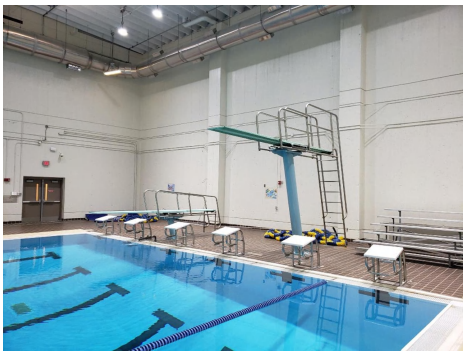
Note:

System: E2010 - Fixed Furnishings


Note:

System: F1040 - Special Facilities

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:	**$832,686**	**$0**	**$0**	**$0**	**$0**	**$17,261,796**	**$141,451**	**$0**	**$2,535,121**	**$836,185**	**$3,300,509**	**$24,907,748**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$2,510,520	$0	$0	**$2,510,520**
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	$592,099	$0	$0	$0	$0	$0	**$592,099**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

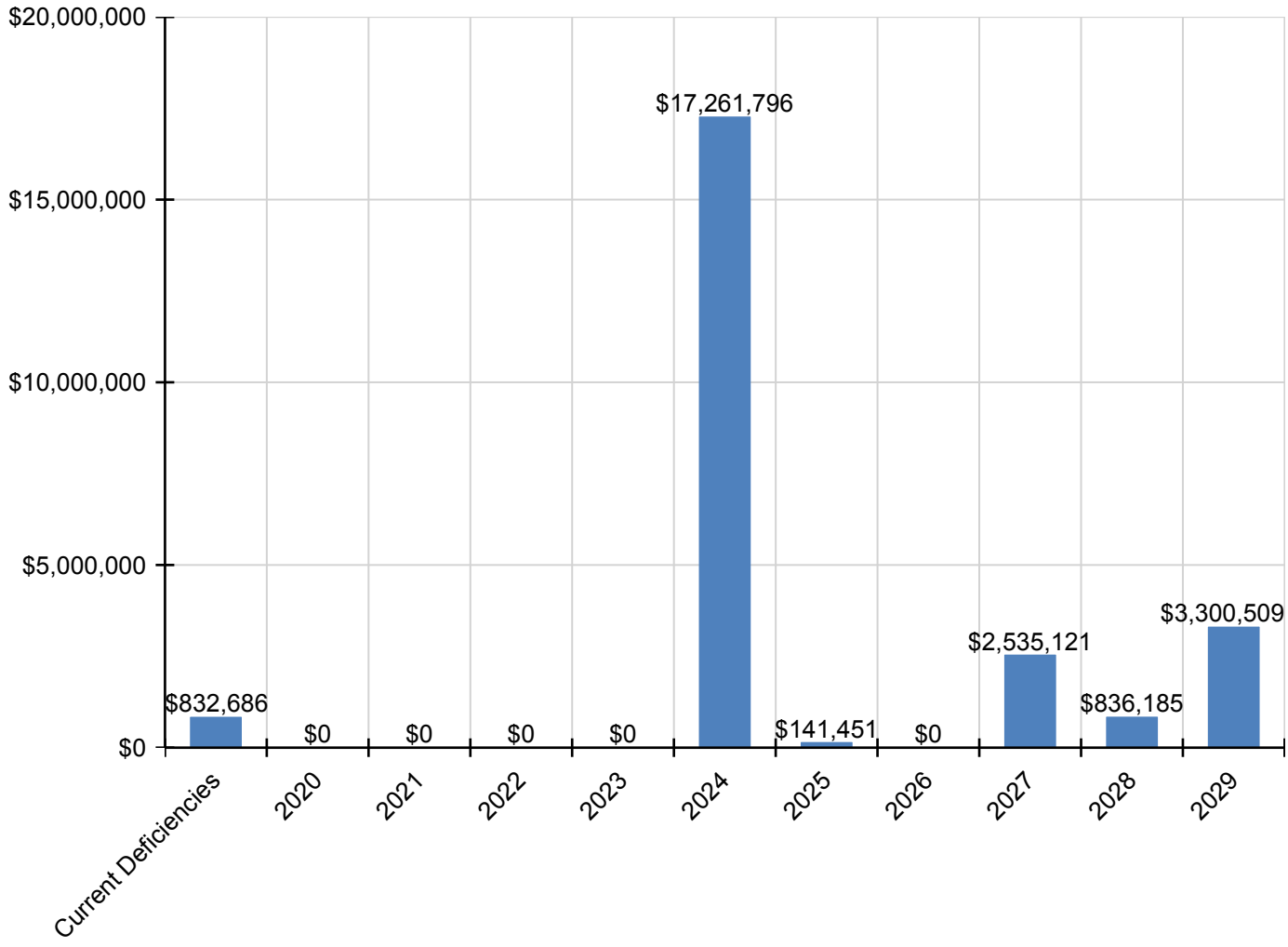
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$317,707	$0	$0	$0	$0	$0	**$317,707**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$36,480	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,480**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$0	$0	$0	$0	$0	$196,158	$0	$0	$0	$0	$0	**$196,158**
C3020903 - VCT	$0	$0	$0	$0	$0	$770,241	$0	$0	$0	$0	$0	**$770,241**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$18,658	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,075	**$43,733**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,346,307	**$2,346,307**
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	$281,416	$0	$0	$0	$0	$0	**$281,416**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$1,427,343	$0	$0	$0	$0	$0	**$1,427,343**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$90,054	$0	$0	$0	$0	$0	**$90,054**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$2,089,234	$0	$0	$0	$0	$0	**$2,089,234**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$1,479,124	$0	$0	$0	$0	$0	**$1,479,124**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$5,452,721	$0	$0	$0	$0	$0	**$5,452,721**
D3050 - Terminal & Package Units	$219,448	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$219,448**
D3060 - Controls & Instrumentation	$557,359	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$557,359**
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**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$24,601	$0	$0	**$24,601**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$141,451	$0	$0	$0	$0	**$141,451**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$517,806	$0	$0	$0	$0	$0	**$517,806**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$1,060,376	$0	$0	$0	$0	$0	**$1,060,376**
D5020 - Lighting	$741	$0	$0	$0	$0	$1,596,193	$0	$0	$0	$0	$0	**$1,596,934**
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	$339,951	$0	$0	$0	$0	$0	**$339,951**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$616,865	$0	$0	$0	$0	$0	**$616,865**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$929,127	**$929,127**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$434,506	$0	$0	$0	$0	$0	**$434,506**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1040 - Special Facilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$836,185	$0	**$836,185**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

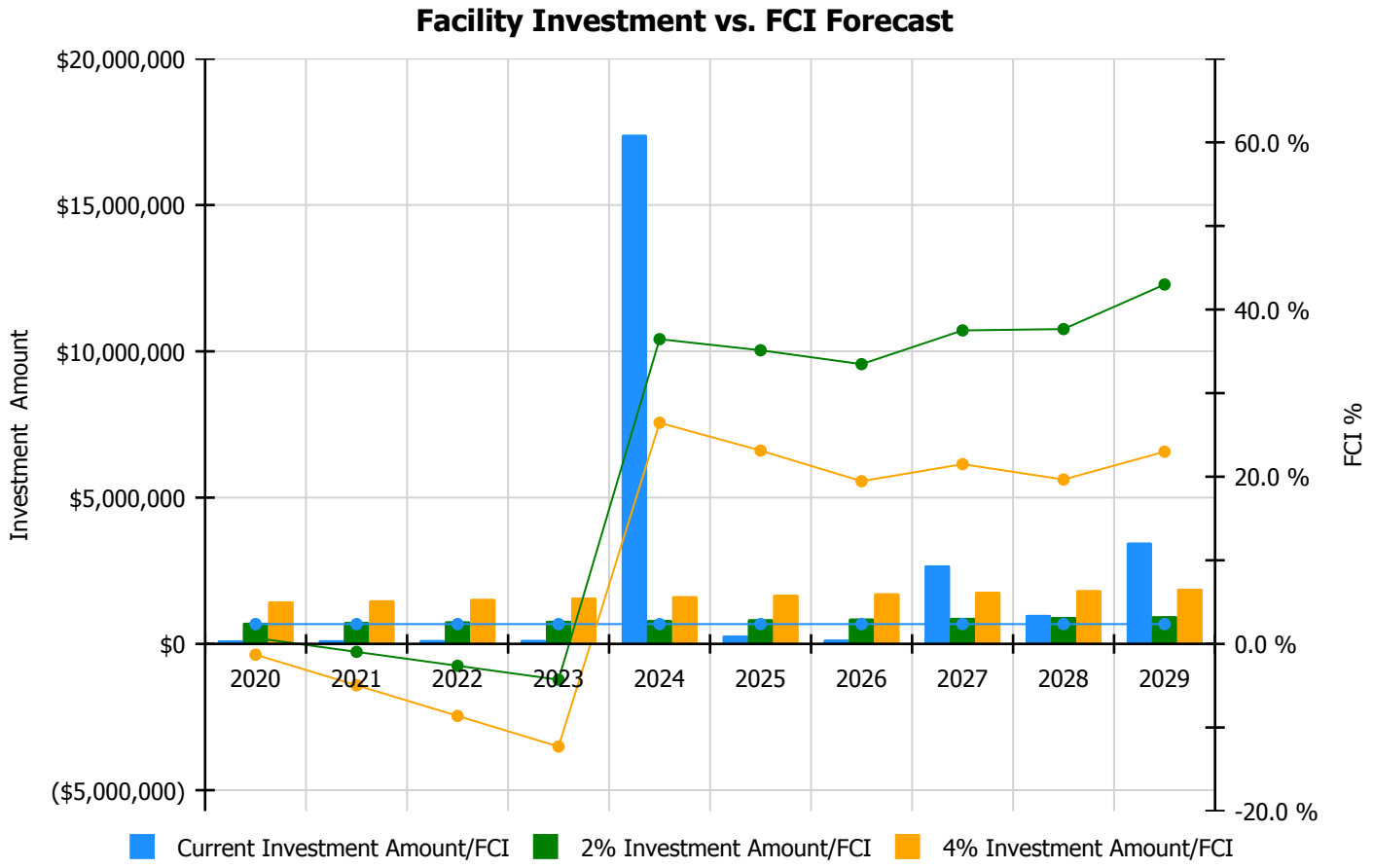
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

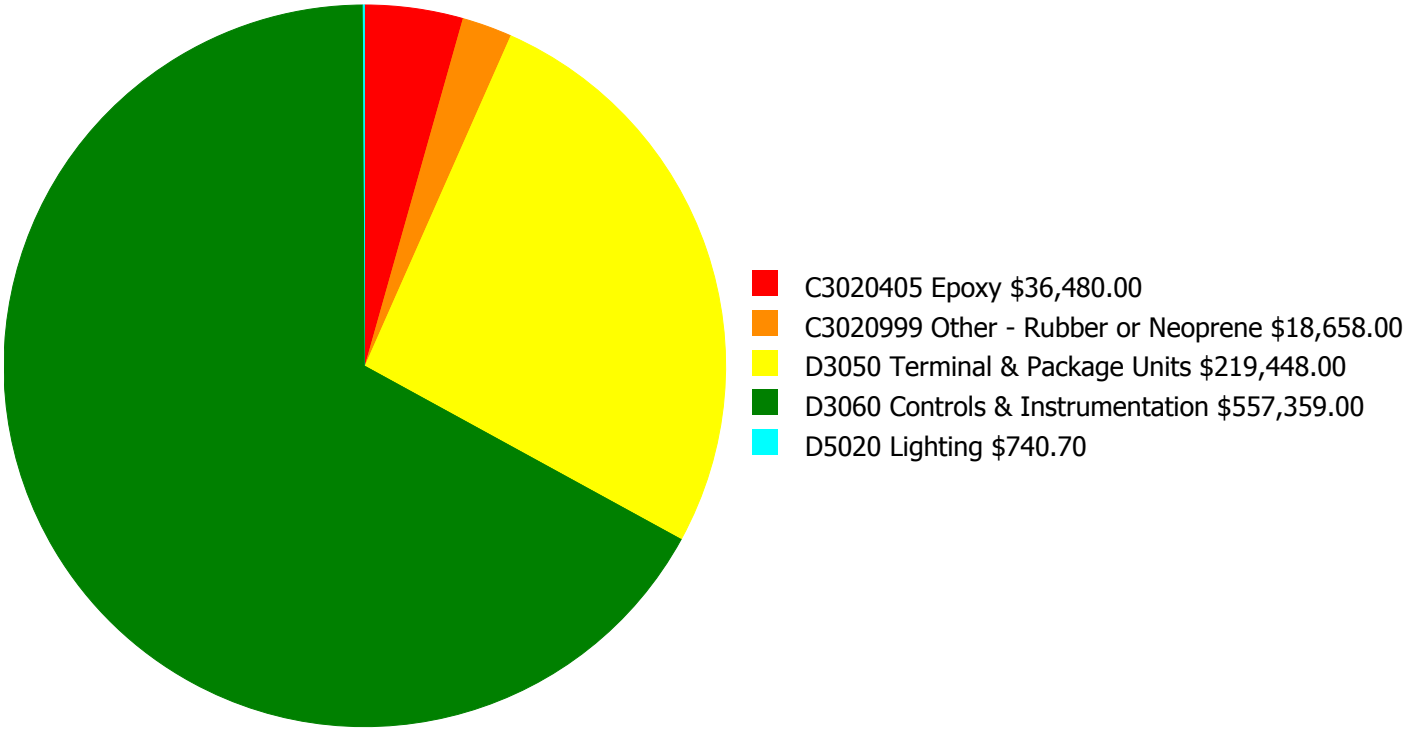
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 2.37%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$122,017	$723,514.00	0.71 %	$1,447,029.00	-1.29 %
2021	$125,677	$745,220.00	-0.95 %	$1,490,440.00	-4.95 %
2022	$129,448	$767,576.00	-2.62 %	$1,535,153.00	-8.62 %
2023	$133,331	$790,604.00	-4.28 %	$1,581,207.00	-12.28 %
2024	$17,399,127	$814,322.00	36.45 %	$1,628,644.00	26.45 %
2025	$282,902	$838,752.00	35.13 %	$1,677,503.00	23.13 %
2026	$145,695	$863,914.00	33.46 %	$1,727,828.00	19.46 %
2027	$2,685,186	$889,831.00	37.50 %	$1,779,663.00	21.50 %
2028	$990,752	$916,526.00	37.66 %	$1,833,053.00	19.66 %
2029	$3,459,714	$944,022.00	42.99 %	$1,888,044.00	22.99 %
Total:	**$25,473,849**	**$8,294,281.00**		**$16,588,564.00**	

Deficiency Summary by System

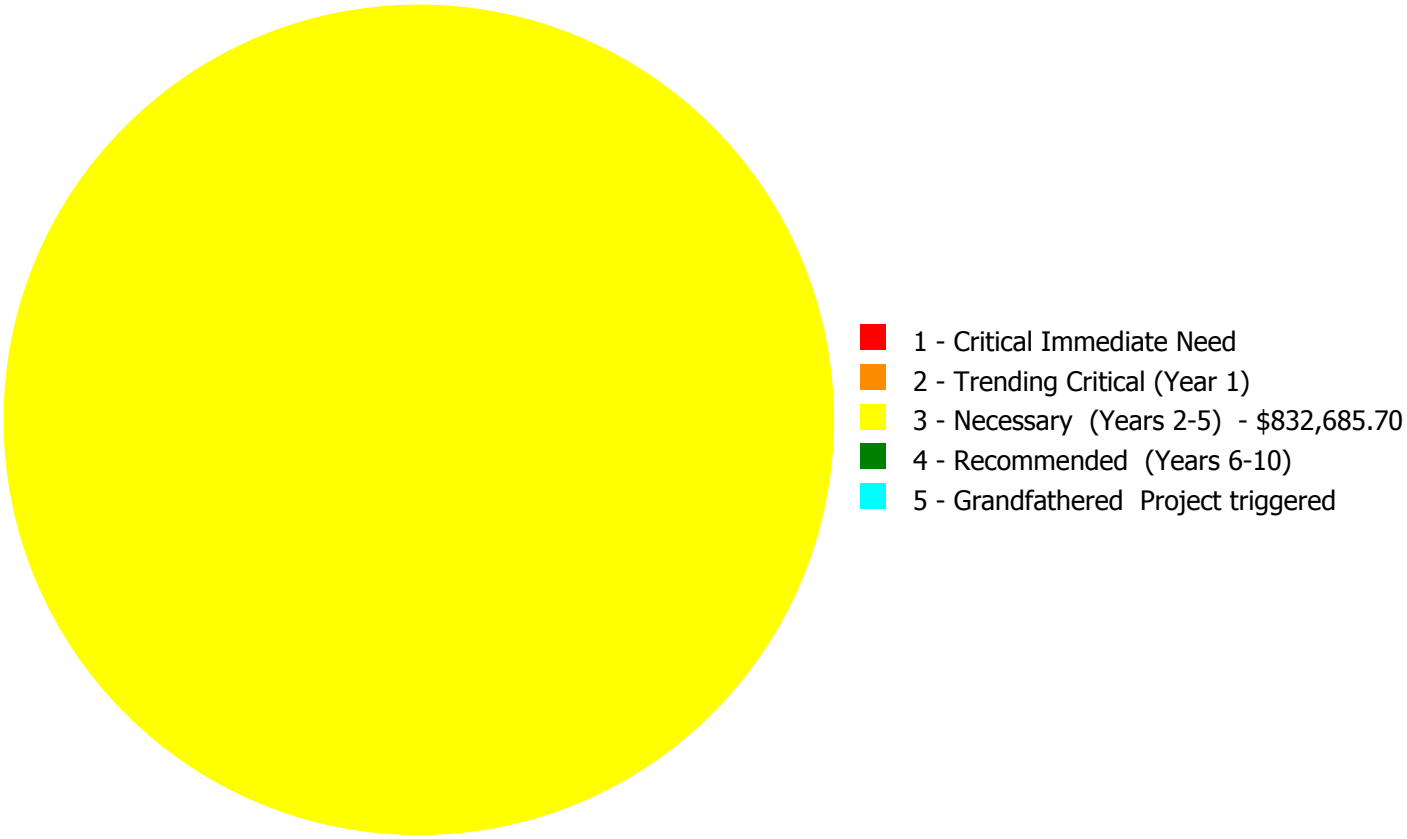
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $832,685.70

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: $832,685.70

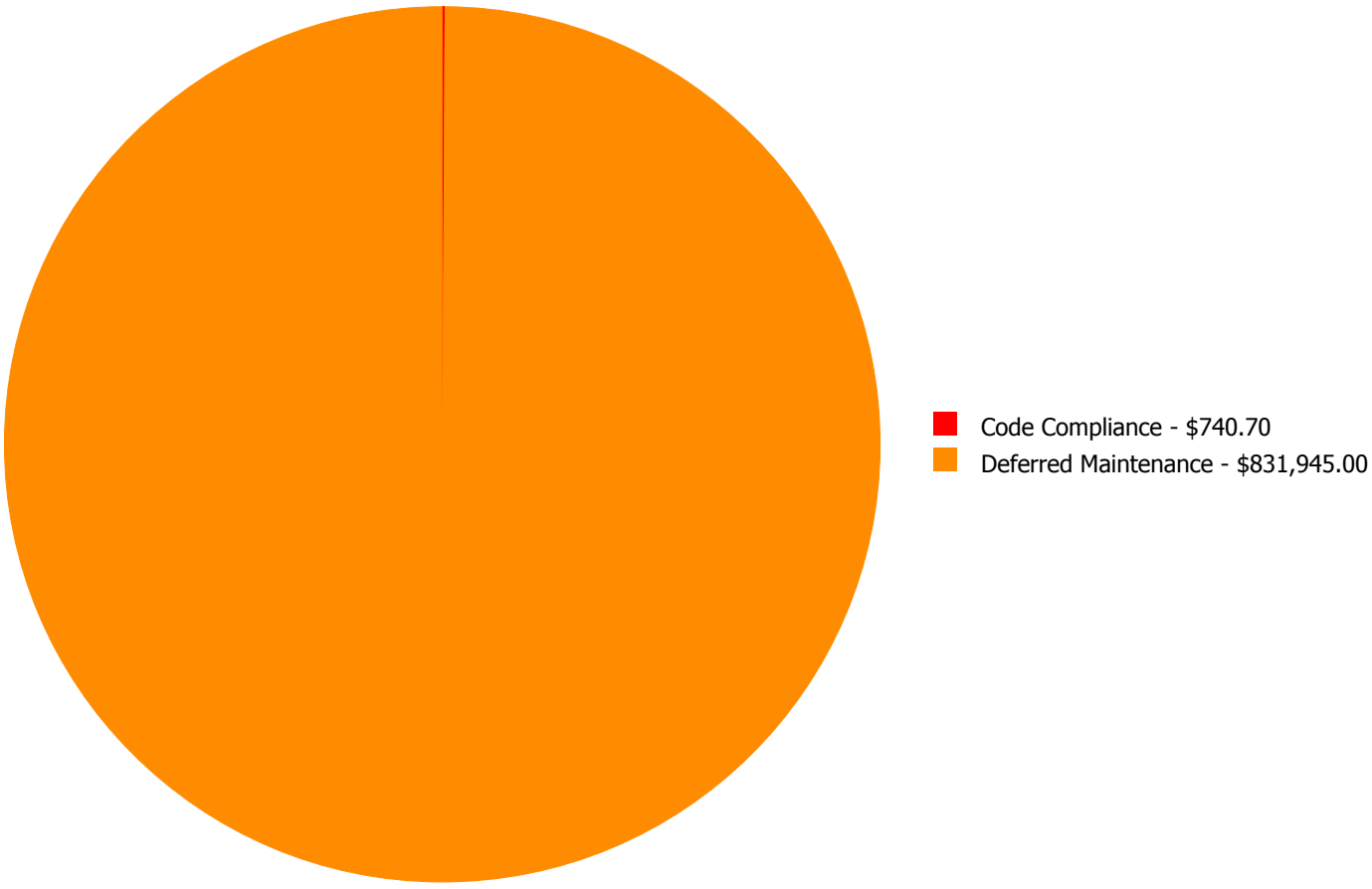
Deficiency By Priority Investment Table

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
C3020405	Epoxy	$0.00	$0.00	$36,480.00	$0.00	$0.00	$36,480.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$18,658.00	$0.00	$0.00	$18,658.00
D3050	Terminal & Package Units	$0.00	$0.00	$219,448.00	$0.00	$0.00	$219,448.00
D3060	Controls & Instrumentation	$0.00	$0.00	$557,359.00	$0.00	$0.00	$557,359.00
D5020	Lighting	$0.00	$0.00	$740.70	$0.00	$0.00	$740.70
	Total:	$0.00	$0.00	$832,685.70	$0.00	$0.00	$832,685.70

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: $832,685.70

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: C3020405 - Epoxy

Location: Auditorium
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,787.00
Unit of Measure: S.F.
Estimate: $36,480.00
Assessor Name: Jejuan Hall
Date Created: 10/01/2019

Notes: Remove and replace epoxy finish in the Auditorium.

System: C3020999 - Other - Rubber or Neoprene

Location: Classroom Pods
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 636.00
Unit of Measure: S.F.
Estimate: $18,658.00
Assessor Name: Jejuan Hall
Date Created: 09/19/2019

Notes: The rubber flooring is aged, some areas patched/missing, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 176,547.00
Unit of Measure: S.F.
Estimate: $219,448.00
Assessor Name: Jejuan Hall
Date Created: 10/01/2019

Notes: The terminal and package units are at the end of their useful life. The system is functional however upgrades are warranted.

System: D3060 - Controls & Instrumentation

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 176,547.00
Unit of Measure: S.F.
Estimate: $557,359.00
Assessor Name: Jejuan Hall
Date Created: 10/01/2019

Notes: The heating generation systems, exhaust and ventilation systems, energy monitoring and controls as well as the building automation systems are original. Several issues have surfaced over recent years and isolated upgrades have taken place to support the systems. This deficiency provides a budgetary consideration for a universal upgrade.

System: D5020 - Lighting

Location: 1973 Bldg 401.1_401.2
Distress: Missing
Category: Code Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Replace and/or add Exit Light fixtures w/wiring
Qty: 1.00
Unit of Measure: Ea.
Estimate: $740.70
Assessor Name: Jejuan Hall
Date Created: 10/13/2019

Notes:

Executive Summary

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

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

Function:	Middle
Gross Area (SF):	11,506
Year Built:	2015
Last Renovation:	
Replacement Value:	$1,982,688
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	85.89 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

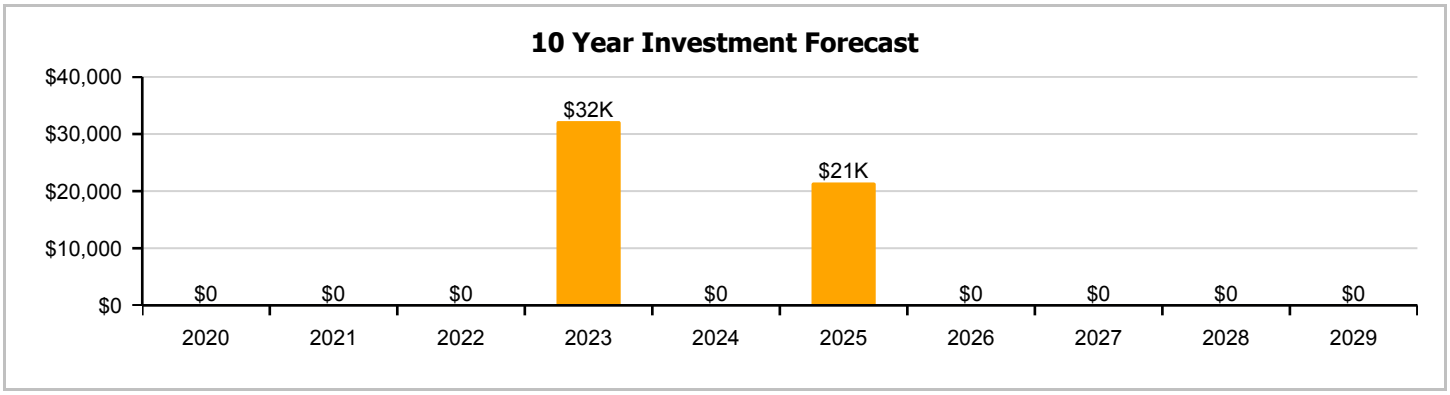
Dashboard Summary

Function:	Middle	Gross Area:	11,506
Year Built:	2015	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$1,982,688
FCI:	0.00 %	RSLI%:	85.89 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	96.00 %	0.00 %	$0.00
B10 - Superstructure	96.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	92.30 %	0.00 %	$0.00
B30 - Roofing	84.00 %	0.00 %	$0.00
C10 - Interior Construction	90.59 %	0.00 %	$0.00
C20 - Stairs	96.00 %	0.00 %	$0.00
C30 - Interior Finishes	73.51 %	0.00 %	$0.00
D20 - Plumbing	81.79 %	0.00 %	$0.00
D30 - HVAC	75.77 %	0.00 %	$0.00
D40 - Fire Protection	86.67 %	0.00 %	$0.00
D50 - Electrical	80.64 %	0.00 %	$0.00
E10 - Equipment	80.00 %	0.00 %	$0.00
E20 - Furnishings	80.00 %	0.00 %	$0.00
Totals:	**85.89 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Sep 18, 2019

2). East Elevation - Sep 18, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.30	S.F.	11,506	100	2015	2115		96.00 %	0.00 %	96			$72,488
A1030	Slab on Grade	$6.43	S.F.	11,506	100	2015	2115		96.00 %	0.00 %	96			$73,984
B1010	Floor Construction	$18.19	S.F.	11,506	100	2015	2115		96.00 %	0.00 %	96			$209,294
B1020	Roof Construction	$12.29	S.F.	11,506	100	2015	2115		96.00 %	0.00 %	96			$141,409
B2010	Exterior Walls	$14.43	S.F.	11,506	100	2015	2115		96.00 %	0.00 %	96			$166,032
B2020	Exterior Windows	$8.64	S.F.	11,506	30	2015	2045		86.67 %	0.00 %	26			$99,412
B2030	Exterior Doors	$0.83	S.F.	11,506	30	2015	2045		86.67 %	0.00 %	26			$9,550
B3010105	Built-Up	$7.15	S.F.	11,506	25	2015	2040		84.00 %	0.00 %	21			$82,268
C1010	Partitions	$5.58	S.F.	11,506	100	2015	2115		96.00 %	0.00 %	96			$64,203
C1020	Interior Doors	$3.65	S.F.	11,506	40	2015	2055		90.00 %	0.00 %	36			$41,997
C1030	Fittings	$2.65	S.F.	11,506	20	2015	2035		80.00 %	0.00 %	16			$30,491
C2010	Stair Construction	$2.83	S.F.	11,506	100	2015	2115		96.00 %	0.00 %	96			$32,562
C3010220	Tile	$9.25	S.F.	380	30	2015	2045		86.67 %	0.00 %	26			$3,515
C3010230	Paint & Covering	$1.47	S.F.	11,126	10	2015	2025		60.00 %	0.00 %	6			$16,355
C3020420	Ceramic Tile	$16.74	S.F.	380	50	2015	2065		92.00 %	0.00 %	46			$6,361
C3020901	Carpet	$7.50	S.F.	3,471	8	2015	2023		50.00 %	0.00 %	4			$26,033
C3020903	VCT	$3.48	S.F.	7,655	15	2015	2030		73.33 %	0.00 %	11			$26,639
C3030	Ceiling Finishes	$9.02	S.F.	11,506	20	2015	2035		80.00 %	0.00 %	16			$103,784
D2010	Plumbing Fixtures	$6.44	S.F.	11,506	20	2015	2035		80.00 %	0.00 %	16			$74,099
D2020	Domestic Water Distribution	$0.75	S.F.	11,506	30	2015	2045		86.67 %	0.00 %	26			$8,630
D2030	Sanitary Waste	$1.76	S.F.	11,506	30	2015	2045		86.67 %	0.00 %	26			$20,251
D2040	Rain Water Drainage	$0.41	S.F.	11,506	20	2015	2035		80.00 %	0.00 %	16			$4,717
D3040	Distribution Systems	$10.79	S.F.	11,506	20	2015	2035		80.00 %	0.00 %	16			$124,150
D3050	Terminal & Package Units	$16.53	S.F.	11,506	15	2015	2030		73.33 %	0.00 %	11			$190,194
D3060	Controls & Instrumentation	$2.25	S.F.	11,506	15	2015	2030		73.33 %	0.00 %	11			$25,889
D4010	Sprinklers	$4.15	S.F.	11,506	30	2015	2045		86.67 %	0.00 %	26			$47,750
D5010	Electrical Service/Distribution	$2.37	S.F.	11,506	20	2015	2035		80.00 %	0.00 %	16			$27,269
D5020	Branch Wiring	$4.86	S.F.	11,506	20	2015	2035		80.00 %	0.00 %	16			$55,919
D5020	Lighting	$7.30	S.F.	11,506	20	2015	2035		80.00 %	0.00 %	16			$83,994
D5030810	Security & Detection Systems	$1.51	Ea.	11,506	20	2015	2035		80.00 %	0.00 %	16			$17,374
D5030910	Fire & Alarm Systems	$2.74	S.F.	11,506	20	2015	2035		80.00 %	0.00 %	16			$31,526
D5030920	Data Communication	$3.56	S.F.	11,506	25	2015	2040		84.00 %	0.00 %	21			$40,961
E1020	Institutional Equipment	$0.10	S.F.	11,506	20	2015	2035		80.00 %	0.00 %	16			$1,151
E2010	Fixed Furnishings	$1.95	S.F.	11,506	20	2015	2035		80.00 %	0.00 %	16			$22,437
								Total	**85.89 %**					**$1,982,688**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010105 - Built-Up



Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

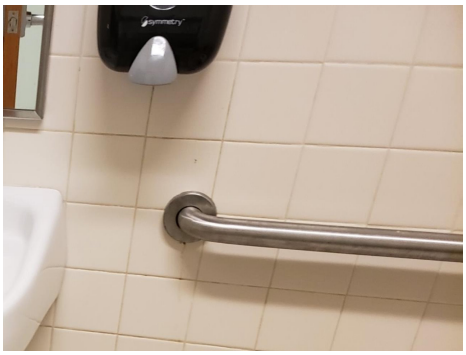


Note:

System: C1030 - Fittings

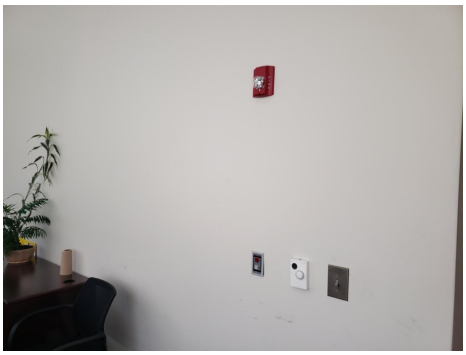
Note:

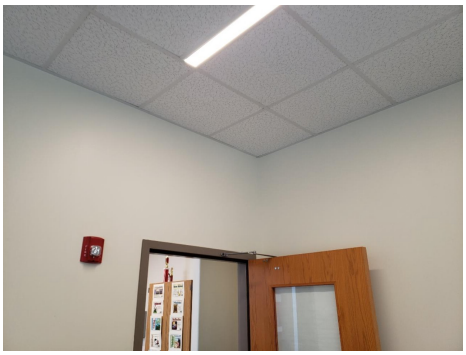
System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering



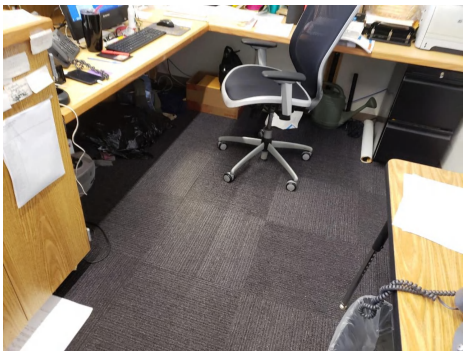
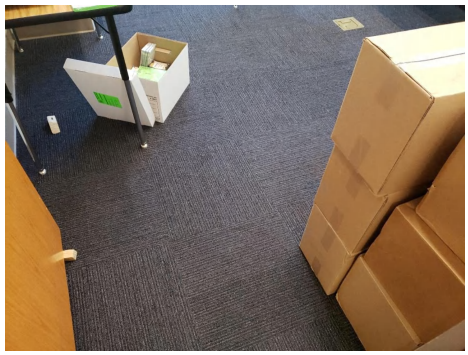


Note:

System: C3020420 - Ceramic Tile

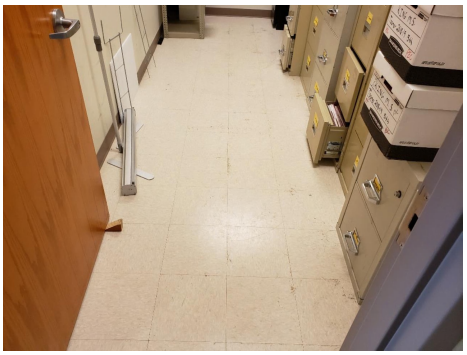

Note:

System: C3020901 - Carpet


Note:

System: C3020903 - VCT



Note:

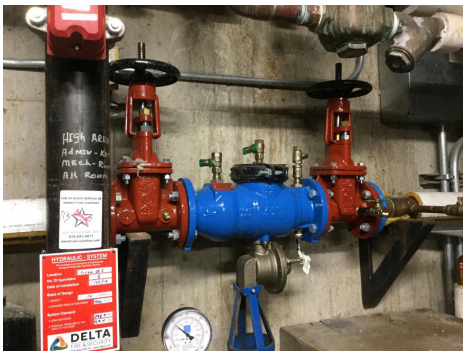
System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

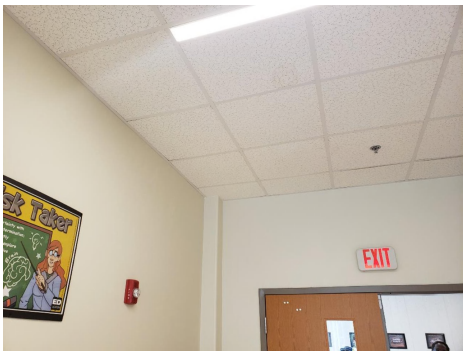
System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers



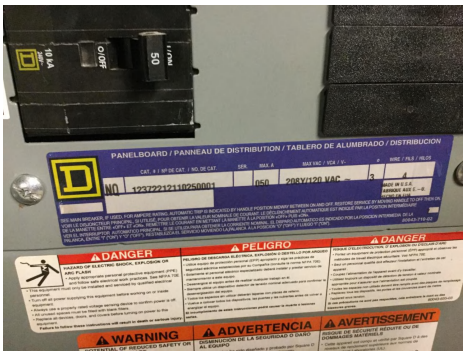


Note:

System: D5010 - Electrical Service/Distribution

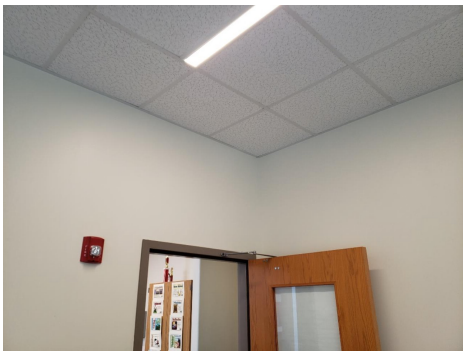

Note:

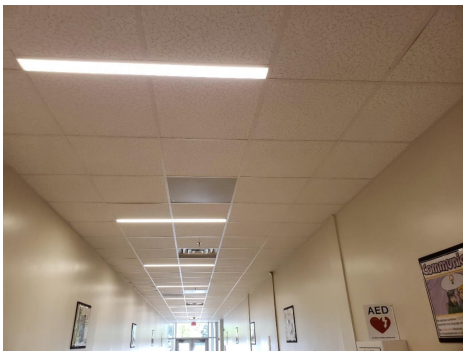
System: D5020 - Branch Wiring




Note:

System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems

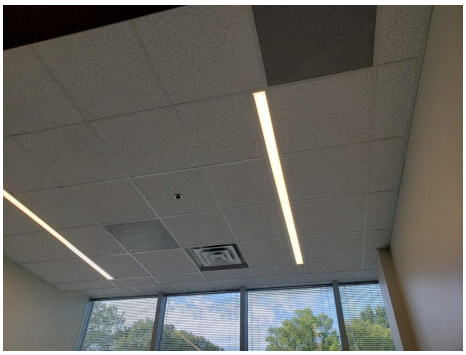


Note:

System: D5030910 - Fire & Alarm Systems

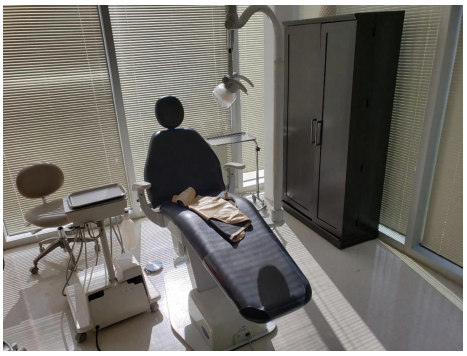
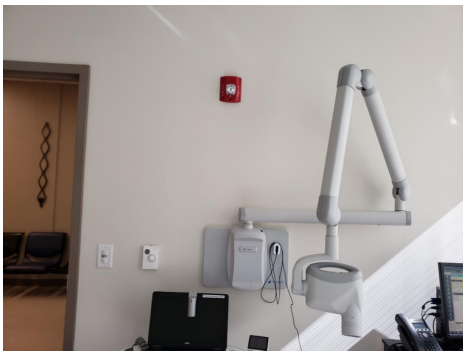

Note:

System: D5030920 - Data Communication


Note:

System: E1020 - Institutional Equipment


Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

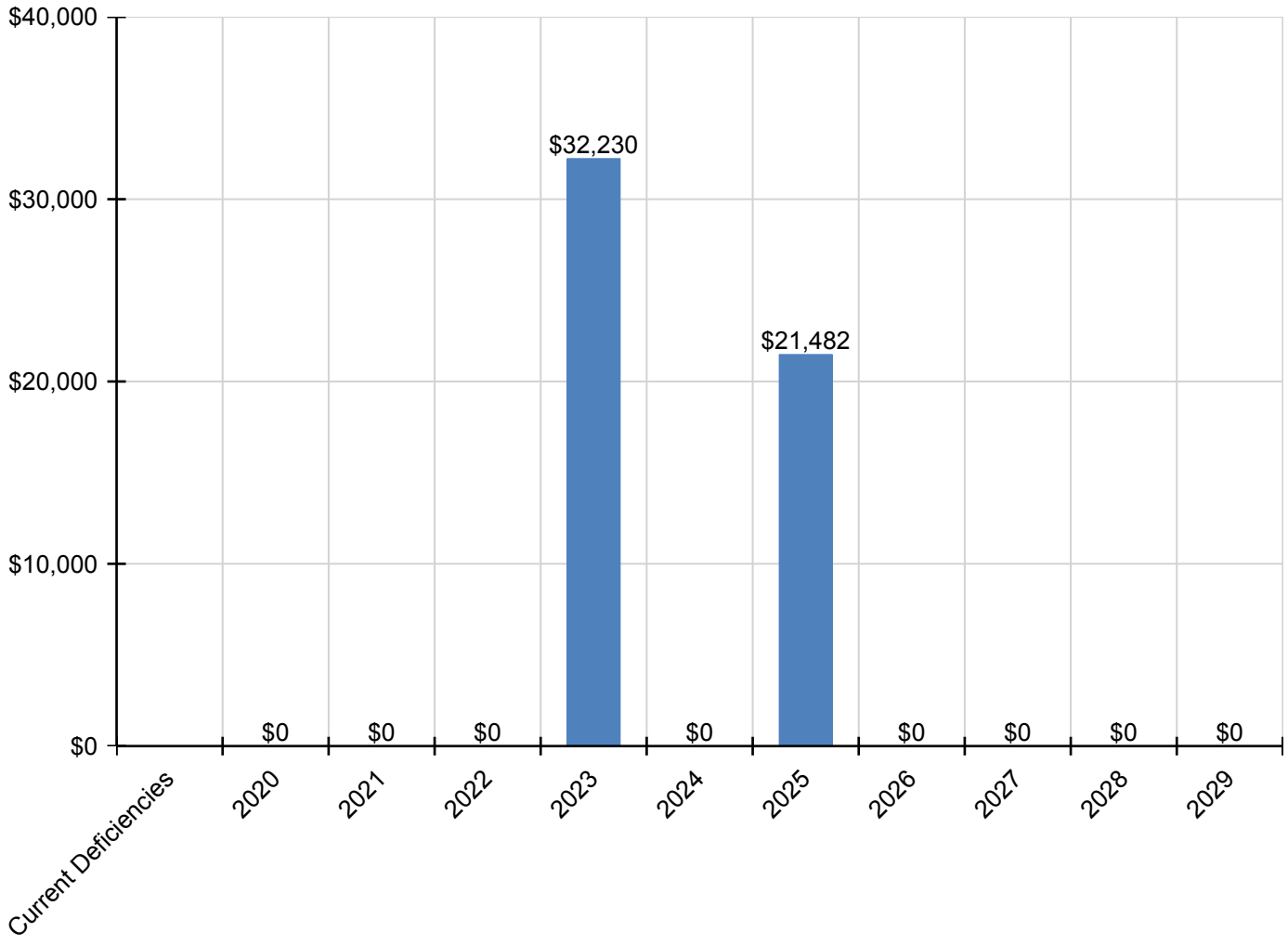
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$0**	**$0**	**$0**	**$32,230**	**$0**	**$21,482**	**$0**	**$0**	**$0**	**$0**	**$53,712**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**
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	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$21,482	$0	$0	$0	$0	**$21,482**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$0	$0	$0	$0	$32,230	$0	$0	$0	$0	$0	$0	**$32,230**
C3020903 - VCT	$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	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
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	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	**$0**
D5030910 - Fire & Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

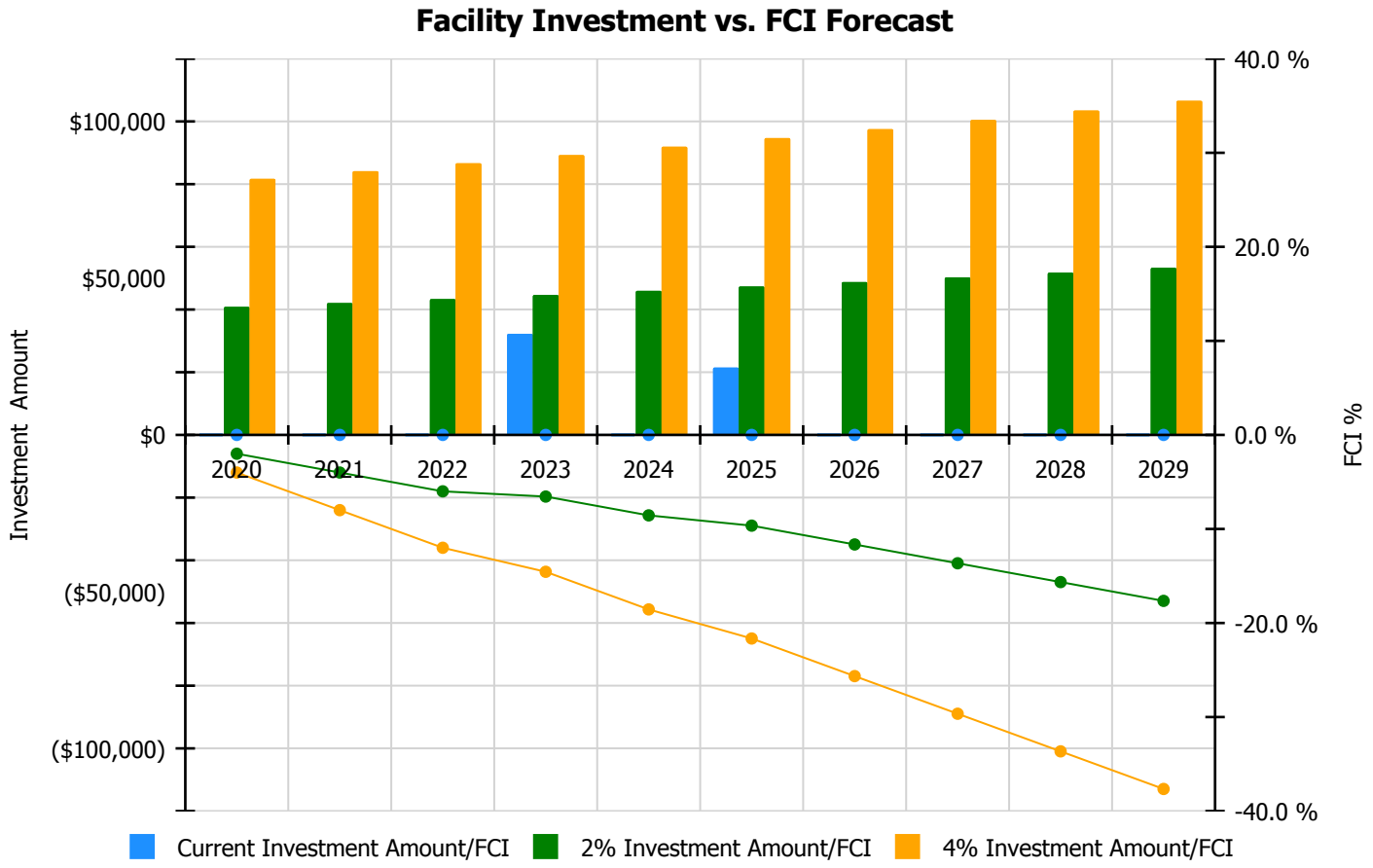
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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	$40,843.00	-2.00 %	$81,687.00	-4.00 %
2021	$0	$42,069.00	-4.00 %	$84,137.00	-8.00 %
2022	$0	$43,331.00	-6.00 %	$86,661.00	-12.00 %
2023	$32,230	$44,631.00	-6.56 %	$89,261.00	-14.56 %
2024	$0	$45,970.00	-8.56 %	$91,939.00	-18.56 %
2025	$21,482	$47,349.00	-9.65 %	$94,697.00	-21.65 %
2026	$0	$48,769.00	-11.65 %	$97,538.00	-25.65 %
2027	$0	$50,232.00	-13.65 %	$100,464.00	-29.65 %
2028	$0	$51,739.00	-15.65 %	$103,478.00	-33.65 %
2029	$0	$53,291.00	-17.65 %	$106,583.00	-37.65 %
Total:	**$53,712**	**$468,224.00**		**$936,445.00**	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	
Gross Area (SF):	188,053
Year Built:	1973
Last Renovation:	2004
Replacement Value:	$6,867,696
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	78.32 %
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.

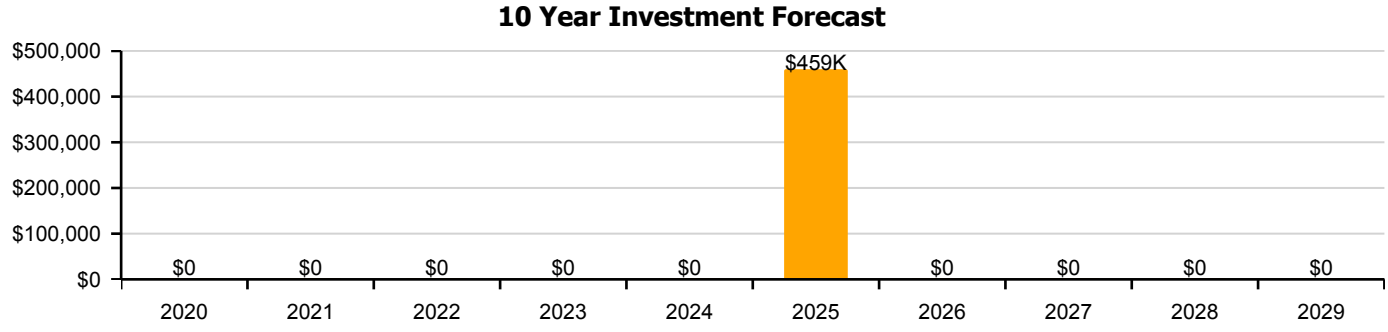
Dashboard Summary

Function:		Gross Area:	188,053
Year Built:	1973	Last Renovation:	2004
Repair Cost:	$0	Replacement Value:	$6,867,696
FCI:	0.00 %	RSLI%:	78.32 %

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	83.52 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	92.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	50.00 %	0.00 %	$0.00
Totals:	**78.32 %**	**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.	188,053	35	2015	2050		88.57 %	0.00 %	31			$445,686
G2020	Parking Lots	$8.00	S.F.	188,053	35	2015	2050		88.57 %	0.00 %	31			$1,504,424
G2030	Pedestrian Paving	$2.33	S.F.	188,053	35	2015	2050		88.57 %	0.00 %	31			$438,163
G2040105	Fence & Guardrails	$1.14	S.F.	188,053	30	2015	2045		86.67 %	0.00 %	26			$214,380
G2040950	Covered Walkways	$1.15	S.F.	188,053	25	2015	2040		84.00 %	0.00 %	21			$216,261
G2040950	Playing Field	$2.33	S.F.	188,053	20	2015	2035		80.00 %	0.00 %	16			$438,163
G2040950	Softball Field	$4.81	S.F.	188,053	20	2015	2035		80.00 %	0.00 %	16			$904,535
G2040950	Track	$1.86	S.F.	188,053	10	2015	2025		60.00 %	0.00 %	6			$349,779
G2050	Landscaping	$1.18	S.F.	188,053	25	2015	2040		84.00 %	0.00 %	21			$221,903
G3010	Water Supply	$1.09	S.F.	188,053	50	2015	2065		92.00 %	0.00 %	46			$204,978
G3020	Sanitary Sewer	$2.20	S.F.	188,053	50	2015	2065		92.00 %	0.00 %	46			$413,717
G3030	Storm Sewer	$1.25	S.F.	188,053	50	2015	2065		92.00 %	0.00 %	46			$235,066
G4010	Electrical Distribution	$2.55	S.F.	188,053	30	2004	2034		50.00 %	0.00 %	15			$479,535
G4020	Site Lighting	$2.98	S.F.	188,053	30	2004	2034		50.00 %	0.00 %	15			$560,398
G4030	Site Communication and Security	$1.28	S.F.	188,053	30	2004	2034		50.00 %	0.00 %	15			$240,708
								Total	**78.32 %**					**$6,867,696**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

System: G2040950 - Softball Field



Note:

System: G2040950 - Track



Note:

System: G2050 - Landscaping



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.

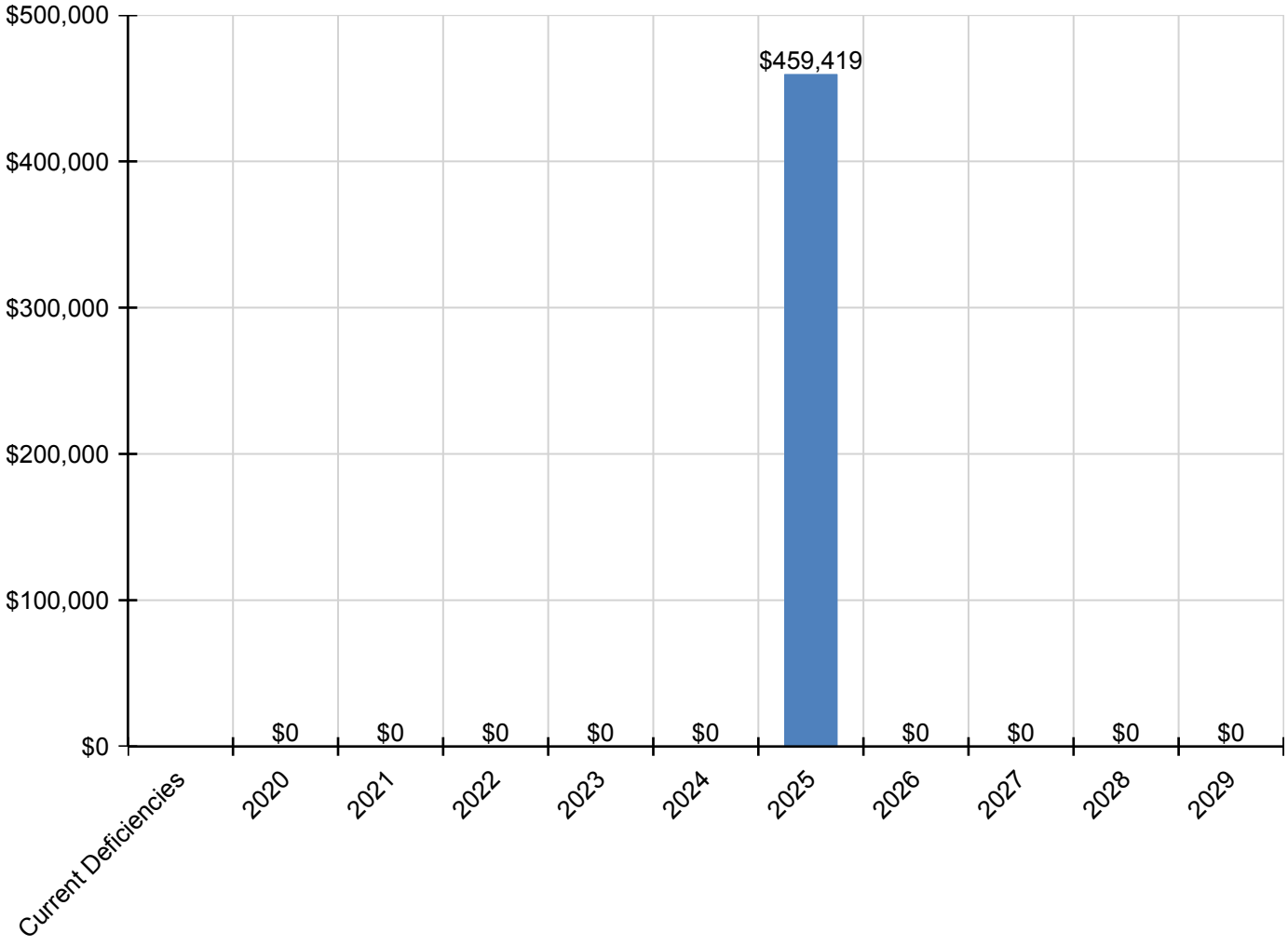
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$0**	**$0**	**$0**	**$0**	**$0**	**$459,419**	**$0**	**$0**	**$0**	**$0**	**$459,419**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Track	$0	$0	$0	$0	$0	$0	$459,419	$0	$0	$0	$0	**$459,419**
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

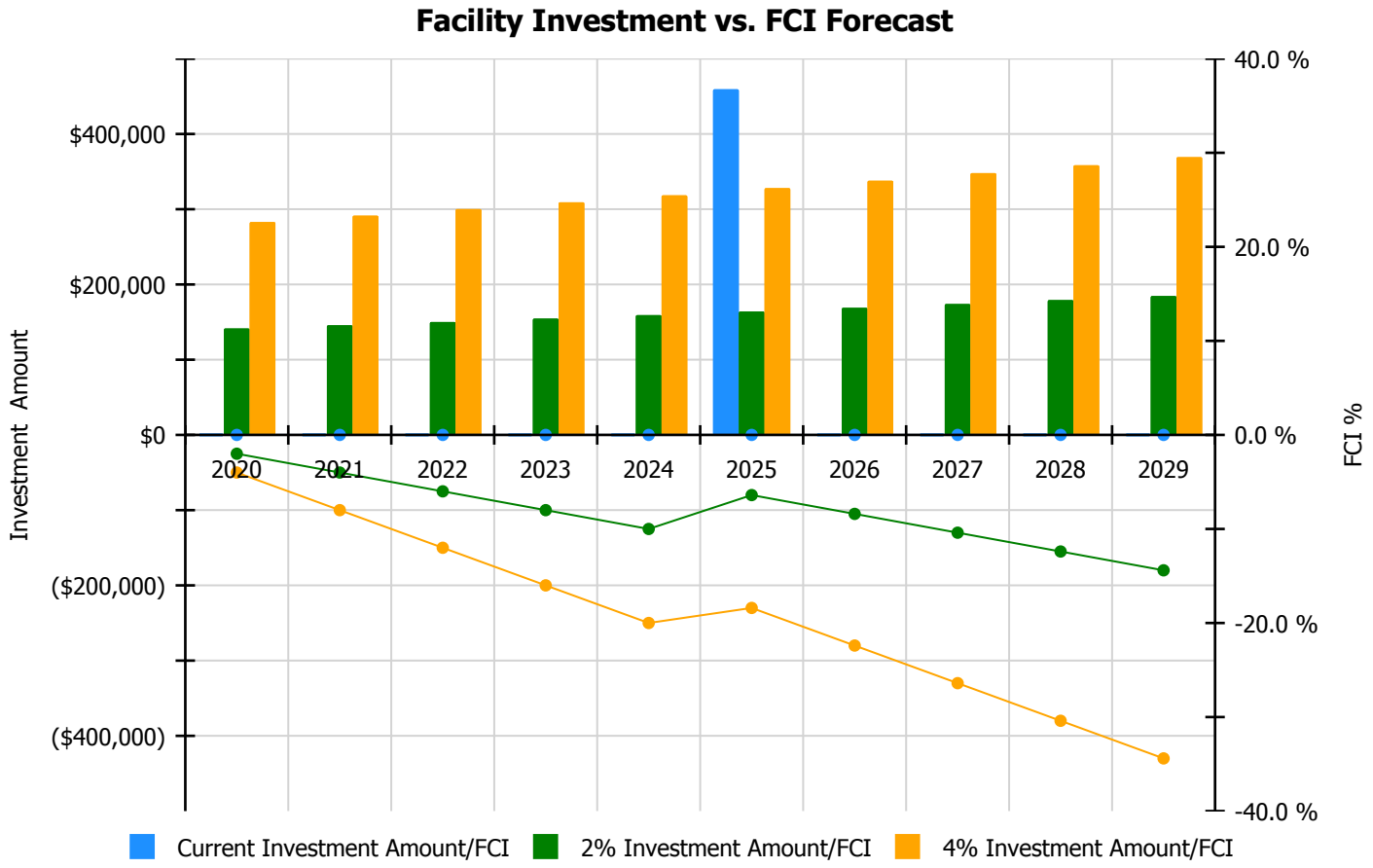
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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	$141,475.00	-2.00 %	$282,949.00	-4.00 %
2021	$0	$145,719.00	-4.00 %	$291,438.00	-8.00 %
2022	$0	$150,090.00	-6.00 %	$300,181.00	-12.00 %
2023	$0	$154,593.00	-8.00 %	$309,186.00	-16.00 %
2024	$0	$159,231.00	-10.00 %	$318,462.00	-20.00 %
2025	$459,419	$164,008.00	-6.40 %	$328,016.00	-18.40 %
2026	$0	$168,928.00	-8.40 %	$337,856.00	-22.40 %
2027	$0	$173,996.00	-10.40 %	$347,992.00	-26.40 %
2028	$0	$179,216.00	-12.40 %	$358,431.00	-30.40 %
2029	$0	$184,592.00	-14.40 %	$369,184.00	-34.40 %
Total:	**$459,419**	**$1,621,848.00**		**$3,243,695.00**	

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 #:	0373
Project:	APS Assessments 2019	Region:	761	Site:	King, M.L. MS
Grade Config:		Site Type:	Middle	Site Size:	0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - MS				
Learning Environment				
Learning Style Variety	Poor	2.50	5.00	50.00
Interior Environment	Fair	1.30	2.00	65.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Fair	2.54	3.90	65.00
Size	Good	7.80	9.75	80.00
Location	Excel	2.93	2.93	100.00
Storage/Fixed Equip	Fair	1.90	2.93	65.00
Self-Contained Special Ed				
Environment	Poor	0.27	0.55	50.00
Size	Good	1.09	1.36	80.00
Location	Good	0.33	0.41	80.00
Storage/Fixed Equip	Poor	0.20	0.41	50.00
Instructional Resource Rooms				
Environment	Good	0.66	0.82	80.00
Size	Good	1.64	2.05	80.00
Location	Excel	0.61	0.61	100.00
Storage/Fixed Equip	Excel	0.61	0.61	100.00
Science				
Environment	Good	0.76	0.95	80.00
Size	Excel	2.39	2.39	100.00
Location	Excel	0.72	0.72	100.00
Storage/Fixed Equip	Fair	0.47	0.72	65.00
Music				
Environment	Fair	0.48	0.74	65.00
Size	Excel	1.84	1.84	100.00
Location	Good	0.44	0.55	80.00
Storage/Fixed Equip	Good	0.44	0.55	80.00
Art				
Environment	Poor	0.32	0.65	50.00
Size	Good	1.29	1.61	80.00
Location	Good	0.39	0.48	80.00
Storage/Fixed Equip	Good	0.39	0.48	80.00
Career Tech Ed				
Environment	(N/A)	0.00	0.00	0.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	0373
Project:	APS Assessments 2019	Region:	761	Site:	King, M.L. MS
Grade Config:		Site Type:	Middle	Site Size:	0.00

Suitability	Rating	Score	Possible Score	Percent Score
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	Fair	0.20	0.30	65.00
Size	Good	0.60	0.75	80.00
Location	Good	0.18	0.23	80.00
Storage/Fixed Equip	Good	0.18	0.23	80.00
P.E.				
Environment	Excel	2.40	2.40	100.00
Size	Excel	6.00	6.00	100.00
Location	Excel	1.80	1.80	100.00
Storage/Fixed Equip	Good	1.44	1.80	80.00
Performing Arts				
Environment	Excel	0.42	0.42	100.00
Size	Excel	1.05	1.05	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
Media Center				
Environment	Excel	0.93	0.93	100.00
Size	Excel	2.32	2.32	100.00
Location	Excel	0.70	0.70	100.00
Storage/Fixed Equip	Excel	0.70	0.70	100.00
Restrooms (Student)	Excel	0.93	0.93	100.00
Administration	Excel	2.10	2.10	100.00
Counseling	Excel	0.42	0.42	100.00
Clinic	Excel	0.34	0.34	100.00
Staff WkRm/Toilets	Excel	0.91	0.91	100.00
Cafeteria	Excel	4.00	4.00	100.00
Food Service and Prep	Excel	5.72	5.72	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Excel	4.00	4.00	100.00
Pedestrian Traffic	Excel	0.43	0.43	100.00
Parking	Excel	0.86	0.86	100.00
Athletic Courts and Fields	Excel	1.05	1.05	100.00
Safety and Security				
Fencing	Excel	0.78	0.78	100.00
Signage & Way Finding	Excel	1.00	1.00	100.00
Ease of Supervision	Excel	3.00	3.00	100.00
Controlled Entrances	Excel	0.50	0.50	100.00
Total For Site:		**81.49**	**93.26**	**87.38**

Comments

Project #:	12382	County:	Atlanta Public Schools	Site #:	0373
Project:	APS Assessments 2019	Region:	761	Site:	King, M.L. MS
Grade Config:		Site Type:	Middle	Site Size:	0.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - MS

Martin Luther King, Jr. Middle School is serves students in grades 6 through 8 and provides two self-contained special education programs. In 2015 175,000 square feet of campus was renovated and 17,000 square feet was new construction. It is currently an International Baccalaureate candidate school. The school has an indoor competition swimming pool. Students arrive to school on school buses, private vehicles, and by walking.

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

Most spaces in the school are fixed, and did not allow for multiple modalities of teaching and learning.

Suitability - MS->Learning Environment-->Interior Environment

Over 65% of classrooms did not have windows/natural light.

Suitability - MS->General Classrooms-->Environment

Over 65% of rooms had no natural light.

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

In over a third of the rooms, there is insufficient permanent storage for student and teacher learning materials and equipment.

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

The overall aesthetics in the room are not conducive to a stimulating learning environment. There is no natural light nor adequate ventilation.

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

Bathrooms and other spaces are being used to store wheel chairs and other orthopedic equipment. There are no appropriate storage spaces for these items in the room.

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

In over half of the rooms, there is insufficient permanent storage for student and teacher learning materials and equipment.

Suitability - MS->Music-->Environment

In all the music spaces, the air is not circulating sufficiently.

Suitability - MS->Art-->Environment

Art classes are located in spaces not designed for that purpose, thus they aesthetics and necessary amenities to support the instructional program.

Suitability - MS->Career Tech Ed

There are no CTE spaces in the building.

Suitability - MS->Computer Labs-->Environment

The computers labs are not inviting or stimulating environments.