Atlanta Public Schools/ Grady Cluster

Lin, Mary Elementary School

Revised

School Assessment Report

November 10, 2020

PARSONS

Table of Contents

School Executive Summary

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

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

Gross Area (SF):	91,338
Year Built:	1930
Last Renovation:	2014
Replacement Value:	$17,613,498
Repair Cost:	$335,839.00
Total FCI:	1.91 %
Total RSLI:	64.10 %
FCA Score:	98.09

Description:

Mary Lin Elementary School is located at 586 Candler Park Dr., NE in Atlanta, Georgia. The multi-story, 91,338 square foot building was originally constructed in 1930. Additions to the main school building were constructed in 1958, 1993 and 2014. A major renovation effort completed in 2014 marks the last upgrades on a major scale for this school.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has an elevated exterior grade supported with teared retaining walls.

B. SUPERSTRUCTURE
The main superstructure is wood frame with load bearing solid masonry construction. Floor construction is wood. Roof construction is

wood. The exterior enclosure is comprised of solid brick masonry covered with stucco. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are hollow metal mostly with glazing. Roofing is comprised of low slope with built-up roof. The additions superstructure is steel frame with load bearing CMU. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of walls with brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are hollow metal steel and aluminum framed, most with glazing. Roofing is comprised of sloped standing seam metal.
The final addition superstructure is steel frame with load bearing CMU. Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include skylights and a 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 wood or metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with concrete finishes. The interior wall finishes are typically painted CMU with sections of ceramic tile. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile, carpet, wood and ceramic tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes one hydraulic elevators, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains.
HVAC: Heating is provided by gas fired boilers. Cooling is supplied by water cooled system supported by rooftop package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.
FIRE PROTECTION: The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include Ansul kitchen hood protection. Fire extinguishers and cabinets are distributed near fire exits and corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: the fire alarm system consists of audible/visual strobe annunciators in common spaces and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes 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 CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does have a separately derived emergency power system. There is one natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flagpole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas and site lighting.

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

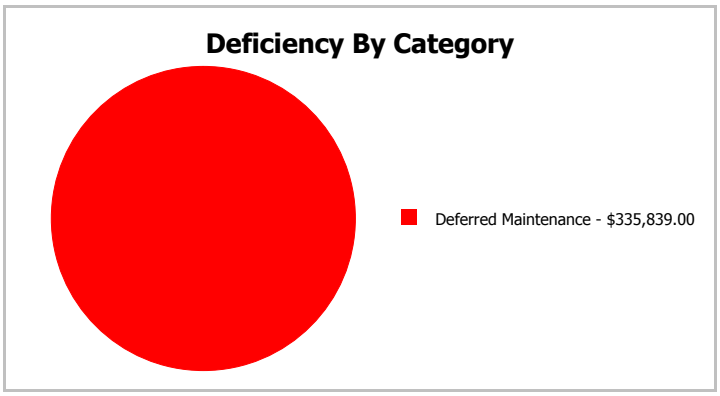
Attributes:

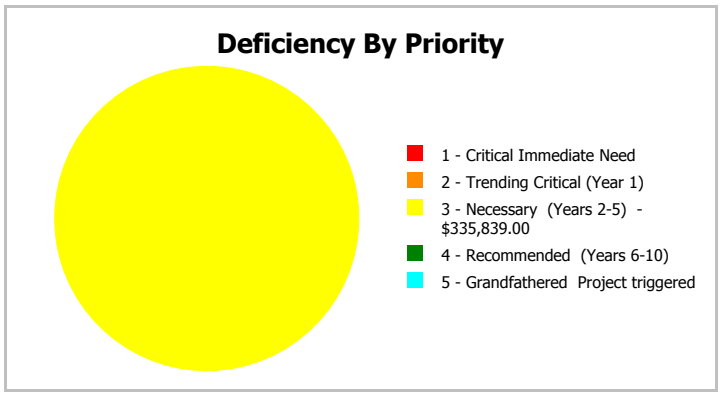
General Attributes:

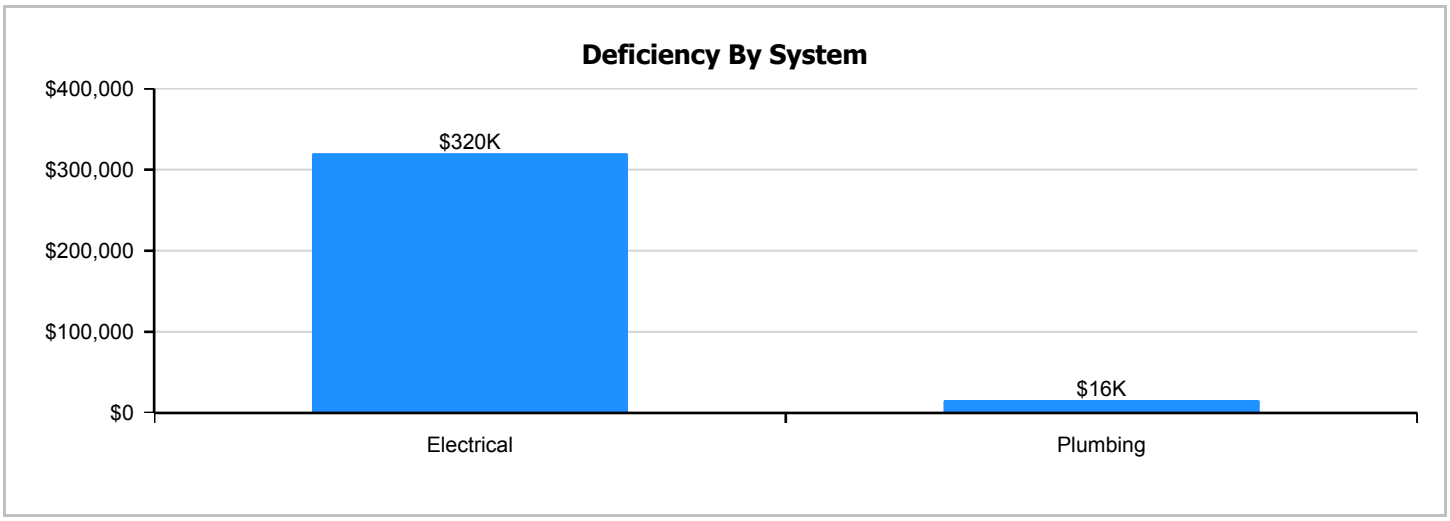
Arch Condition Assessor:	Hayden Collins	MEP Condition Assessor:	Hayden Collins
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	91338
DOE Facility Number:	2564	Total # of Modular/Portables:	0
DOE Interior Site SF:	91338	Total GSF of Modular/Portables:	0
Approx. Acres:	5.2	Status:	Active

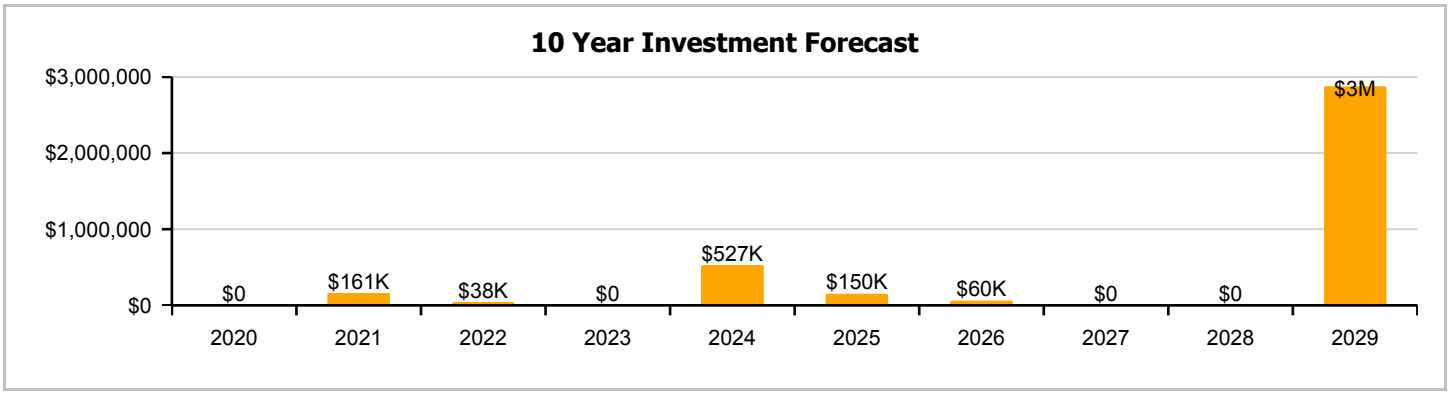
School Dashboard Summary

Gross Area:	91,338		
Year Built:	1930	Last Renovation:	2014
Repair Cost:	$335,839	Replacement Value:	$17,613,498
FCI:	1.91 %	RSLI%:	64.10 %









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.

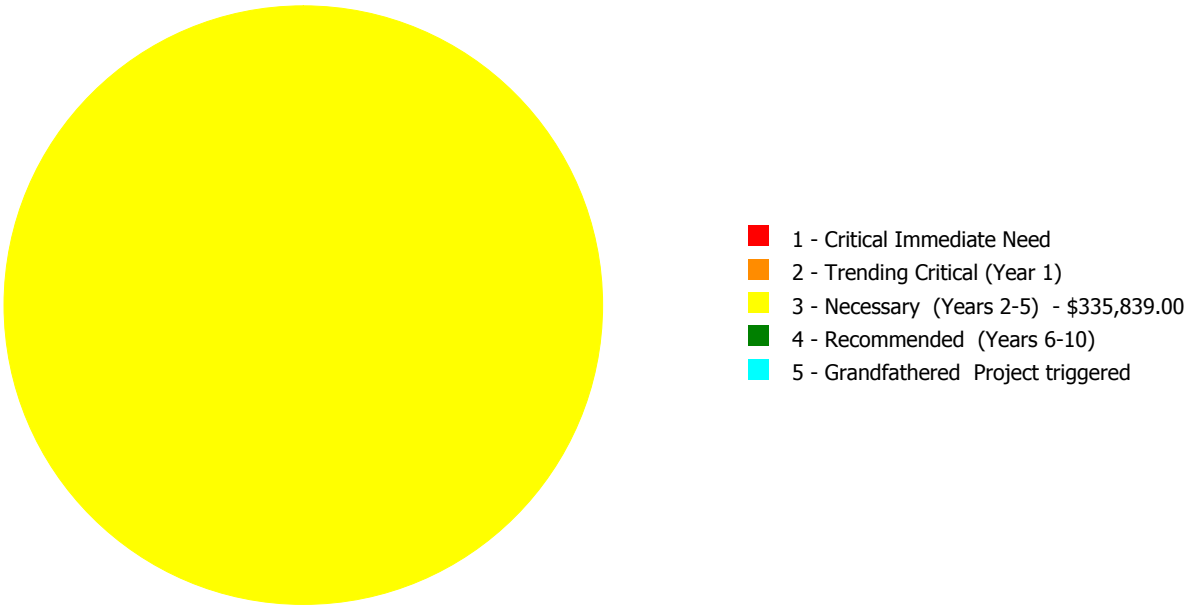
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	57.68 %	0.00 %	$0.00
B10 - Superstructure	40.29 %	0.00 %	$0.00
B20 - Exterior Enclosure	63.41 %	0.00 %	$0.00
B30 - Roofing	41.89 %	0.00 %	$0.00
C10 - Interior Construction	67.95 %	0.00 %	$0.00
C20 - Stairs	50.17 %	0.00 %	$0.00
C30 - Interior Finishes	63.91 %	0.00 %	$0.00
D10 - Conveying	80.00 %	0.00 %	$0.00
D20 - Plumbing	70.91 %	1.86 %	$15,783.00
D30 - HVAC	58.52 %	0.00 %	$0.00
D40 - Fire Protection	81.54 %	0.00 %	$0.00
D50 - Electrical	65.03 %	14.99 %	$320,056.00
E10 - Equipment	75.00 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
G20 - Site Improvements	83.52 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	90.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	83.33 %	0.00 %	$0.00
Totals:	**64.10 %**	**1.91 %**	**$335,839.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1930_1958 Bldg 2010_2011	35,870	3.23	$0.00	$0.00	$196,891.00	$0.00	$0.00
1993 Addition 2020	24,245	4.00	$0.00	$0.00	$138,948.00	$0.00	$0.00
2014 Addition 2012_2021	31,223	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	91,338	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**1.91**	**$0.00**	**$0.00**	**$335,839.00**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $335,839.00

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	35,870
Year Built:	1930
Last Renovation:	2014
Replacement Value:	$6,093,138
Repair Cost:	$196,891.00
Total FCI:	3.23 %
Total RSLI:	43.59 %
FCA Score:	96.77

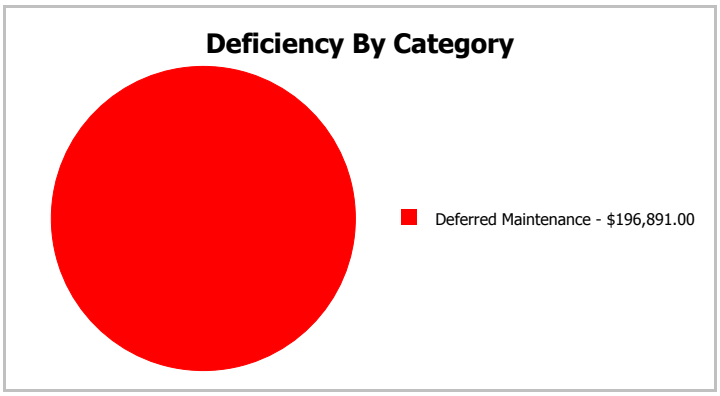
Description:

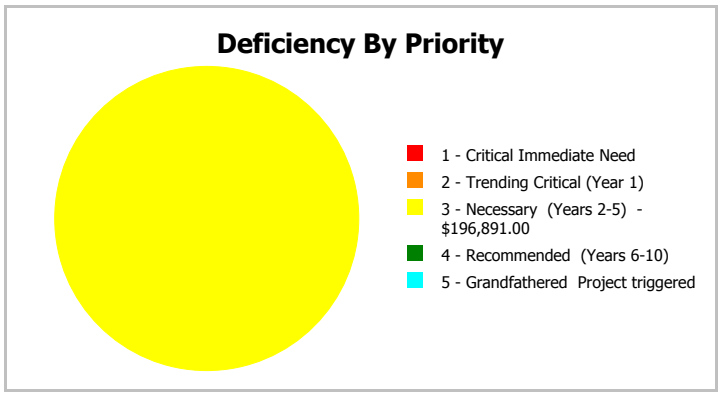
The narrative for this building is included in the Executive Summary Description at the front of this report.

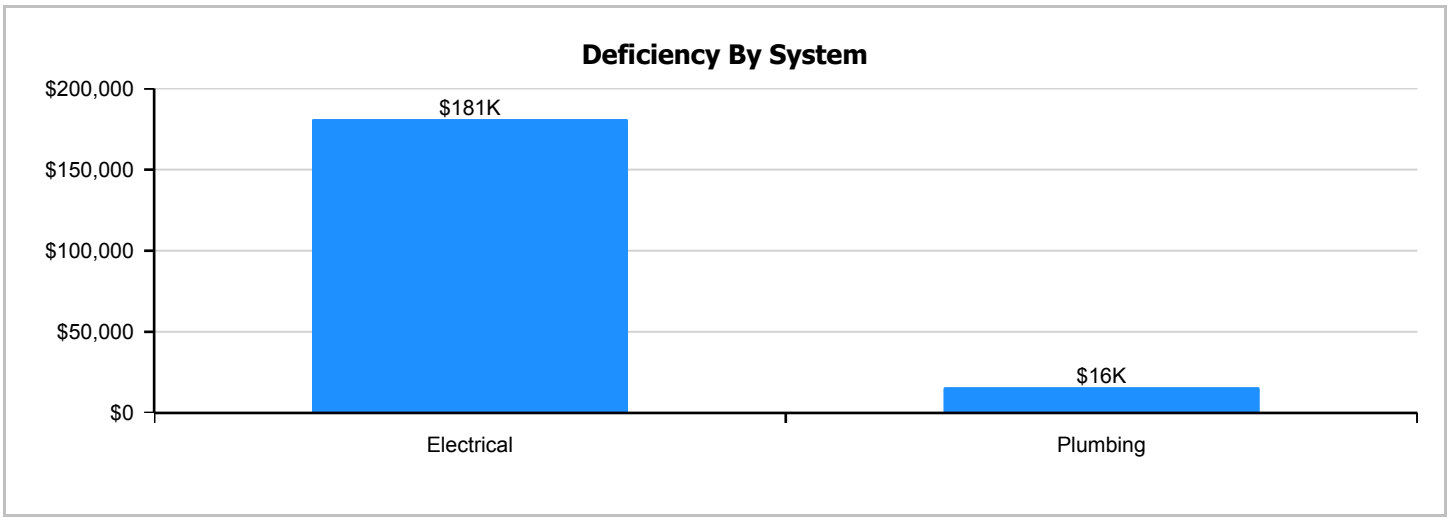
Attributes: This asset has no attributes.

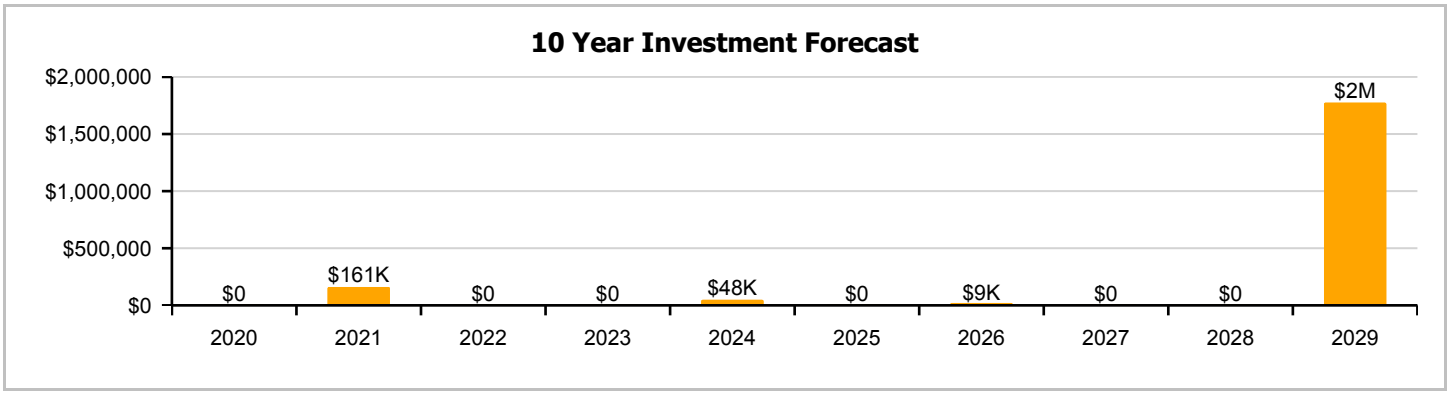
Dashboard Summary

Function:	Elementary	Gross Area:	35,870
Year Built:	1930	Last Renovation:	2014
Repair Cost:	$196,891	Replacement Value:	$6,093,138
FCI:	3.23 %	RSLI%:	43.59 %









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	11.00 %	0.00 %	$0.00
B10 - Superstructure	11.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	33.63 %	0.00 %	$0.00
B30 - Roofing	9.00 %	0.00 %	$0.00
C10 - Interior Construction	44.88 %	0.00 %	$0.00
C20 - Stairs	11.00 %	0.00 %	$0.00
C30 - Interior Finishes	54.62 %	0.00 %	$0.00
D10 - Conveying	80.00 %	0.00 %	$0.00
D20 - Plumbing	73.89 %	4.85 %	$15,783.00
D30 - HVAC	69.70 %	0.00 %	$0.00
D40 - Fire Protection	77.35 %	0.00 %	$0.00
D50 - Electrical	60.57 %	21.49 %	$181,108.00
E10 - Equipment	75.00 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
Totals:	**43.59 %**	**3.23 %**	**$196,891.00**

Photo Album

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

1). Main Entrance - Nov 06, 2019

2). Eastern Exterior Elevation - Nov 06, 2019

3). Northern Exterior Elevation - Nov 25, 2019

4). Southwestern Exterior Elevation - Nov 25, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.27	S.F.	35,870	100	1930	2030		11.00 %	0.00 %	11			$260,775
A1030	Slab on Grade	$6.15	S.F.	35,870	100	1930	2030		11.00 %	0.00 %	11			$220,601
B1010	Floor Construction	$18.49	S.F.	35,870	100	1930	2030		11.00 %	0.00 %	11			$663,236
B1020	Roof Construction	$11.98	S.F.	35,870	100	1930	2030		11.00 %	0.00 %	11			$429,723
B2010	Exterior Walls	$13.62	S.F.	35,870	100	1930	2030		11.00 %	0.00 %	11			$488,549
B2020	Exterior Windows	$8.50	S.F.	35,870	30	2009	2039		66.67 %	0.00 %	20			$304,895
B2030	Exterior Doors	$0.83	S.F.	35,870	30	2009	2039		66.67 %	0.00 %	20			$29,772
B3010105	Built-Up	$7.15	S.F.	13,500	25	1996	2021		8.00 %	0.00 %	2			$96,525
B3020	Roof Openings	$0.50	S.F.	13,500	30	1996	2026		23.33 %	0.00 %	7			$6,750
C1010	Partitions	$5.54	S.F.	35,870	100	1930	2030		11.00 %	0.00 %	11			$198,720
C1020	Interior Doors	$3.60	S.F.	35,870	40	2009	2049		75.00 %	0.00 %	30			$129,132
C1030	Fittings	$2.63	S.F.	35,870	20	2014	2034		75.00 %	0.00 %	15			$94,338
C2010	Stair Construction	$2.81	S.F.	35,870	100	1930	2030		11.00 %	0.00 %	11			$100,795
C3010220	Tile	$9.25	S.F.	10,000	30	2000	2030		36.67 %	0.00 %	11			$92,500
C3010230	Paint & Covering	$1.47	S.F.	25,870	10	2014	2024		50.00 %	0.00 %	5			$38,029
C3020903	VCT	$3.48	S.F.	30,000	15	2014	2029		66.67 %	0.00 %	10			$104,400
C3020999	Other - Wood	$13.79	S.F.	5,870	25	2014	2039		80.00 %	0.00 %	20			$80,947
C3030	Ceiling Finishes	$8.91	S.F.	35,870	20	2009	2029		50.00 %	0.00 %	10			$319,602
D1010	Elevators and Lifts	$1.25	S.F.	35,870	20	2015	2035		80.00 %	0.00 %	16			$44,838
D2010	Plumbing Fixtures	$6.29	S.F.	35,870	20	2014	2034		75.00 %	0.00 %	15			$225,622
D2020	Domestic Water Distribution	$0.71	S.F.	35,870	30	2014	2044		83.33 %	0.00 %	25			$25,468
D2030	Sanitary Waste	$1.68	S.F.	35,870	30	2014	2044		83.33 %	0.00 %	25			$60,262
D2040	Rain Water Drainage	$0.40	S.F.	35,870	20	1958	1978		0.00 %	110.00 %	-41		$15,783.00	$14,348
D3040	Distribution Systems	$10.51	S.F.	35,870	20	2014	2034		75.00 %	0.00 %	15			$376,994
D3050	Terminal & Package Units	$16.16	S.F.	35,870	15	2014	2029		66.67 %	0.00 %	10			$579,659
D3060	Controls & Instrumentation	$2.19	S.F.	35,870	15	2014	2029		66.67 %	0.00 %	10			$78,555
D4010	Sprinklers	$4.04	S.F.	9,517	30	2014	2044		83.33 %	0.00 %	25			$38,449
D4090	Other Fire Protection Systems	$0.60	S.F.	35,870	15	2014	2029		66.67 %	0.00 %	10			$21,522
D5010	Electrical Service/Distribution	$2.28	S.F.	35,870	20	2014	2034		75.00 %	0.00 %	15			$81,784
D5020	Branch Wiring	$4.59	S.F.	35,870	20	1958	1978		0.00 %	110.00 %	-41		$181,108.00	$164,643
D5020	Lighting	$7.31	S.F.	35,870	20	2014	2034		75.00 %	0.00 %	15			$262,210
D5030810	Security & Detection Systems	$1.51	S.F.	35,870	20	2014	2034		75.00 %	0.00 %	15			$54,164
D5030910	Fire Alarm Systems	$2.74	S.F.	35,870	20	2014	2034		75.00 %	0.00 %	15			$98,284
D5030920	Data Communication	$3.56	S.F.	35,870	25	2014	2039		80.00 %	0.00 %	20			$127,697
D5090	Other Electrical Systems	$1.50	S.F.	35,870	15	2014	2029		66.67 %	0.00 %	10			$53,805
E1020	Institutional Equipment	$1.60	S.F.	35,870	20	2014	2034		75.00 %	0.00 %	15			$57,392
E2010	Fixed Furnishings	$1.90	S.F.	35,870	20	2014	2034		75.00 %	0.00 %	15			$68,153
								Total	**43.59 %**	**3.23 %**			**$196,891.00**	**$6,093,138**

System Notes

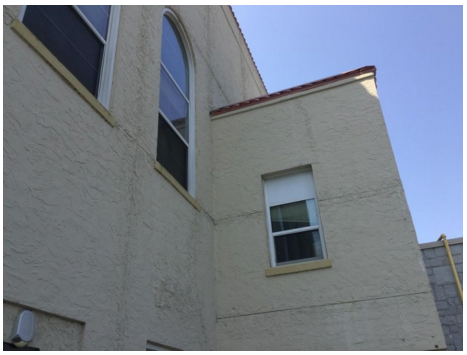
The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility.

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



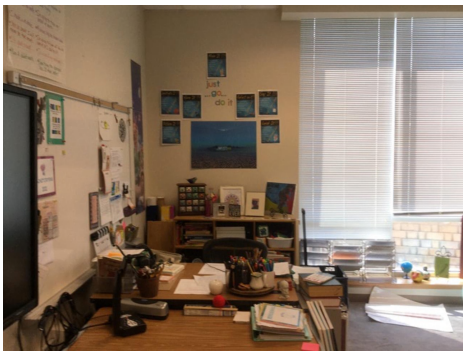
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

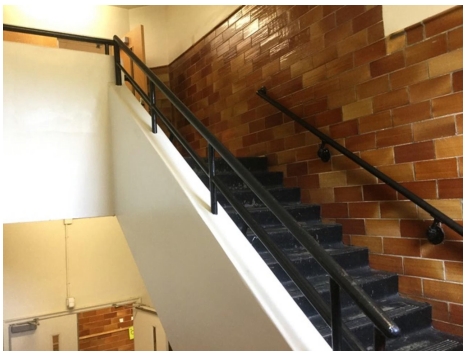
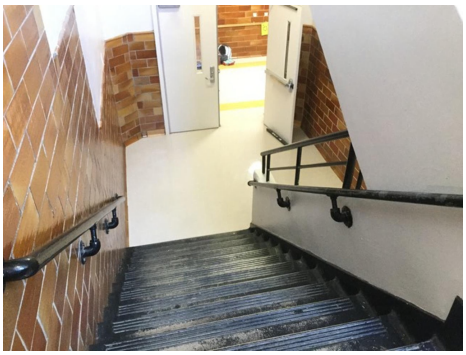
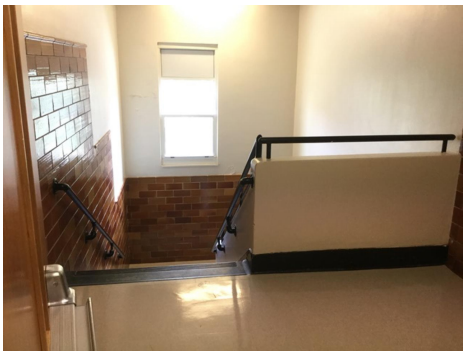
System: C1020 - Interior Doors


Note:

System: C1030 - Fittings

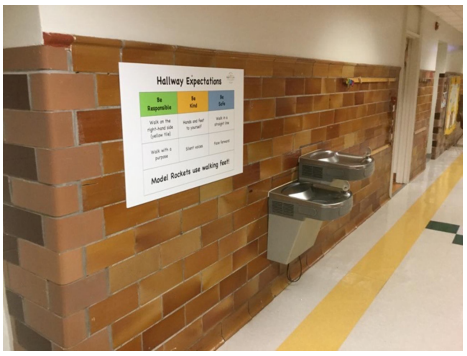

Note:

System: C2010 - Stair Construction

Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering

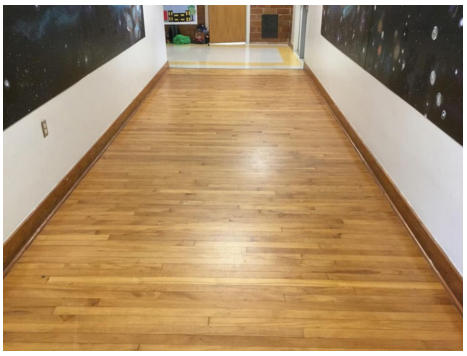

Note:

System: C3020903 - VCT



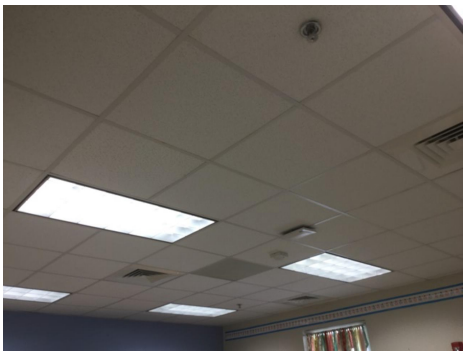
Note:

System: C3020999 - Other - Wood



Note:

System: C3030 - Ceiling Finishes

Note:

System: D1010 - Elevators and Lifts


Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



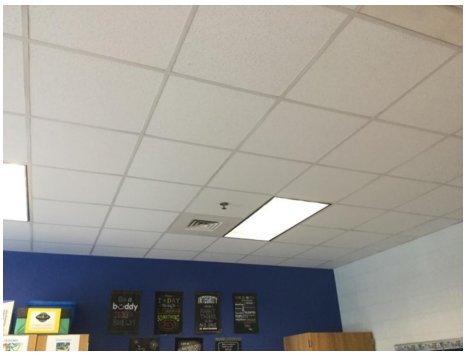
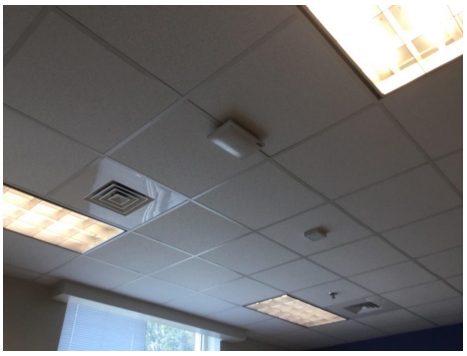
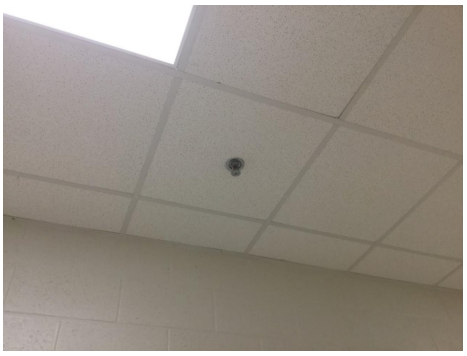
Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers

Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution



Note:

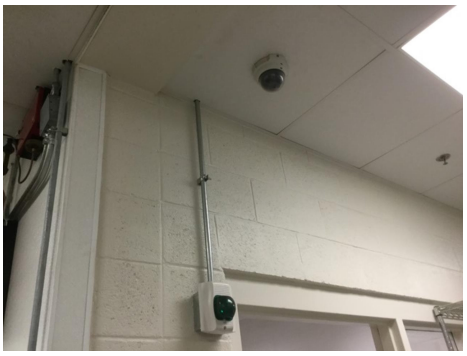
System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting

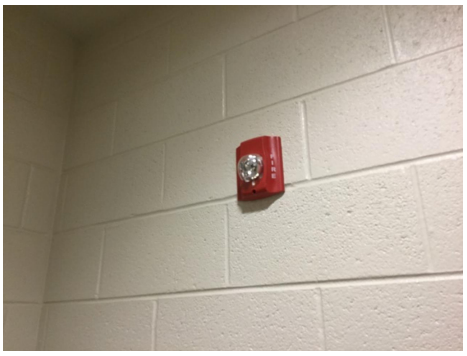

Note:

System: D5030810 - Security & Detection Systems

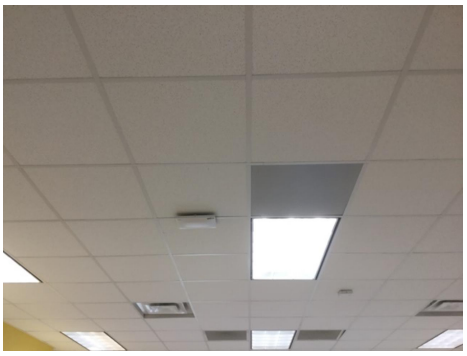
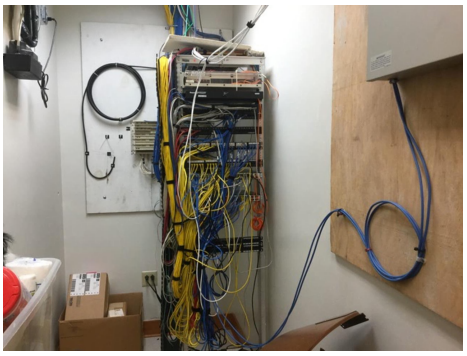
Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication


Note:

System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment

Note:

System: 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:	**$196,891**	**$0**	**$160,773**	**$0**	**$0**	**$48,495**	**$0**	**$9,132**	**$0**	**$0**	**$1,774,343**	**$2,189,634**
*** 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	$160,773	$0	$0	$0	$0	$0	$0	$0	$0	**$160,773**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$9,132	$0	$0	$0	**$9,132**
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**

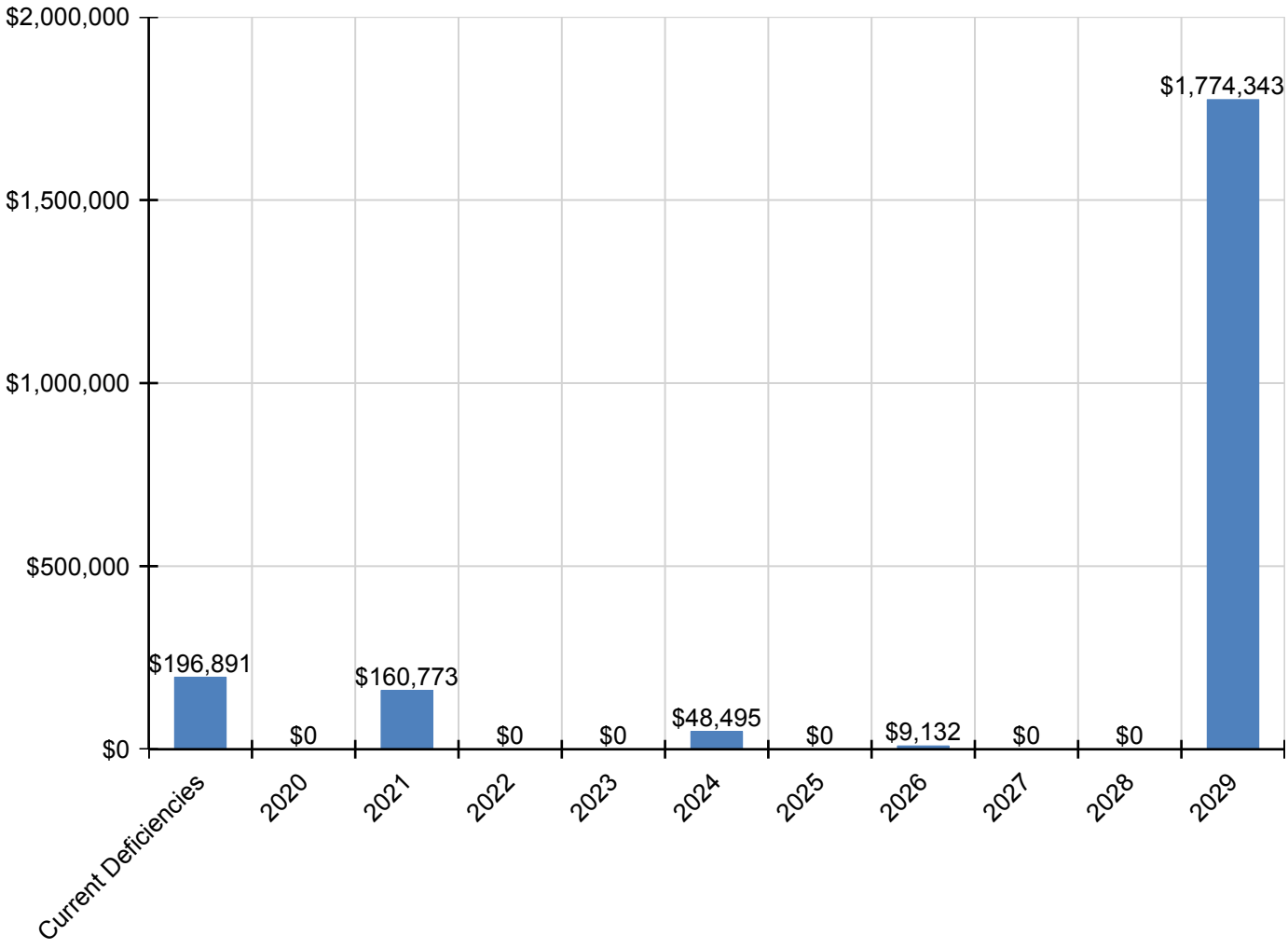
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$48,495	$0	$0	$0	$0	$0	**$48,495**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$217,473	**$217,473**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$472,470	**$472,470**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$15,783	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,783**
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	$856,915	**$856,915**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$116,129	**$116,129**
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**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$31,816	**$31,816**
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	$181,108	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$181,108**
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**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$79,541	**$79,541**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E1020 - Institutional Equipment	$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

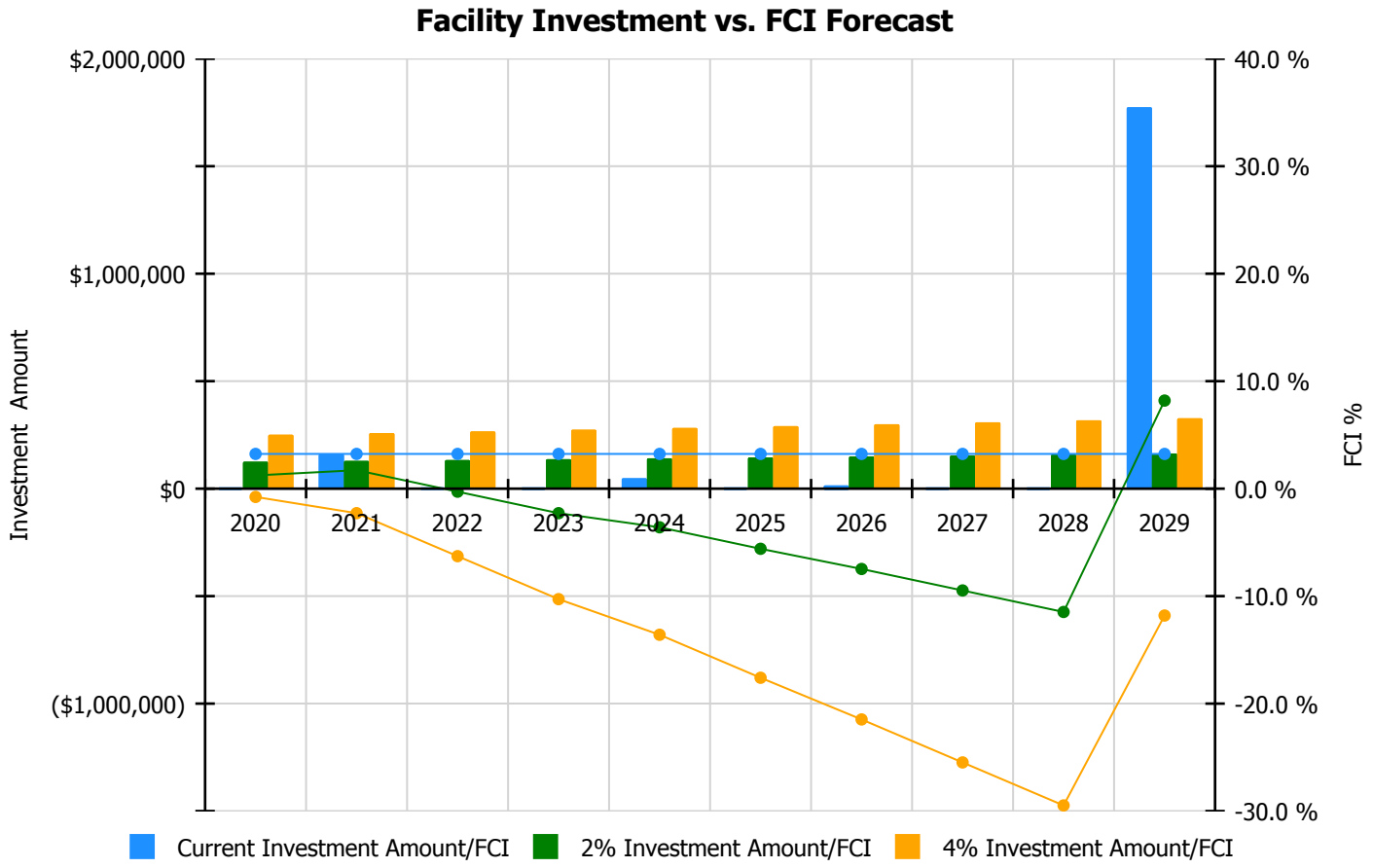
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

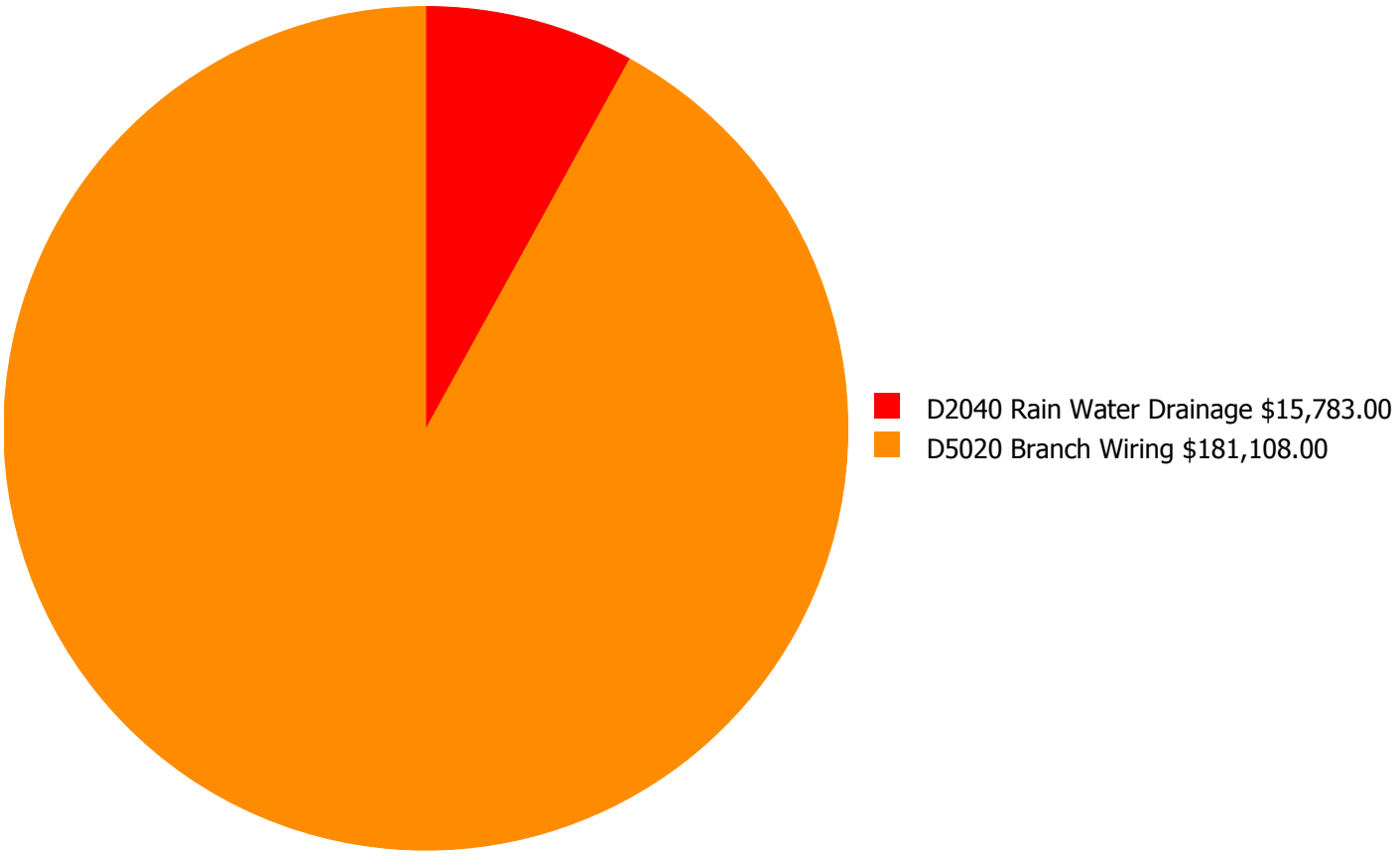
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 3.23%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$125,519.00	1.23 %	$251,037.00	-0.77 %
2021	$160,773	$129,284.00	1.72 %	$258,568.00	-2.28 %
2022	$0	$133,163.00	-0.28 %	$266,325.00	-6.28 %
2023	$0	$137,158.00	-2.28 %	$274,315.00	-10.28 %
2024	$48,495	$141,272.00	-3.59 %	$282,545.00	-13.59 %
2025	$0	$145,511.00	-5.59 %	$291,021.00	-17.59 %
2026	$9,132	$149,876.00	-7.47 %	$299,752.00	-21.47 %
2027	$0	$154,372.00	-9.47 %	$308,744.00	-25.47 %
2028	$0	$159,003.00	-11.47 %	$318,007.00	-29.47 %
2029	$1,774,343	$163,773.00	8.20 %	$327,547.00	-11.80 %
Total:	**$1,992,743**	**$1,438,931.00**		**$2,877,861.00**	

Deficiency Summary by System

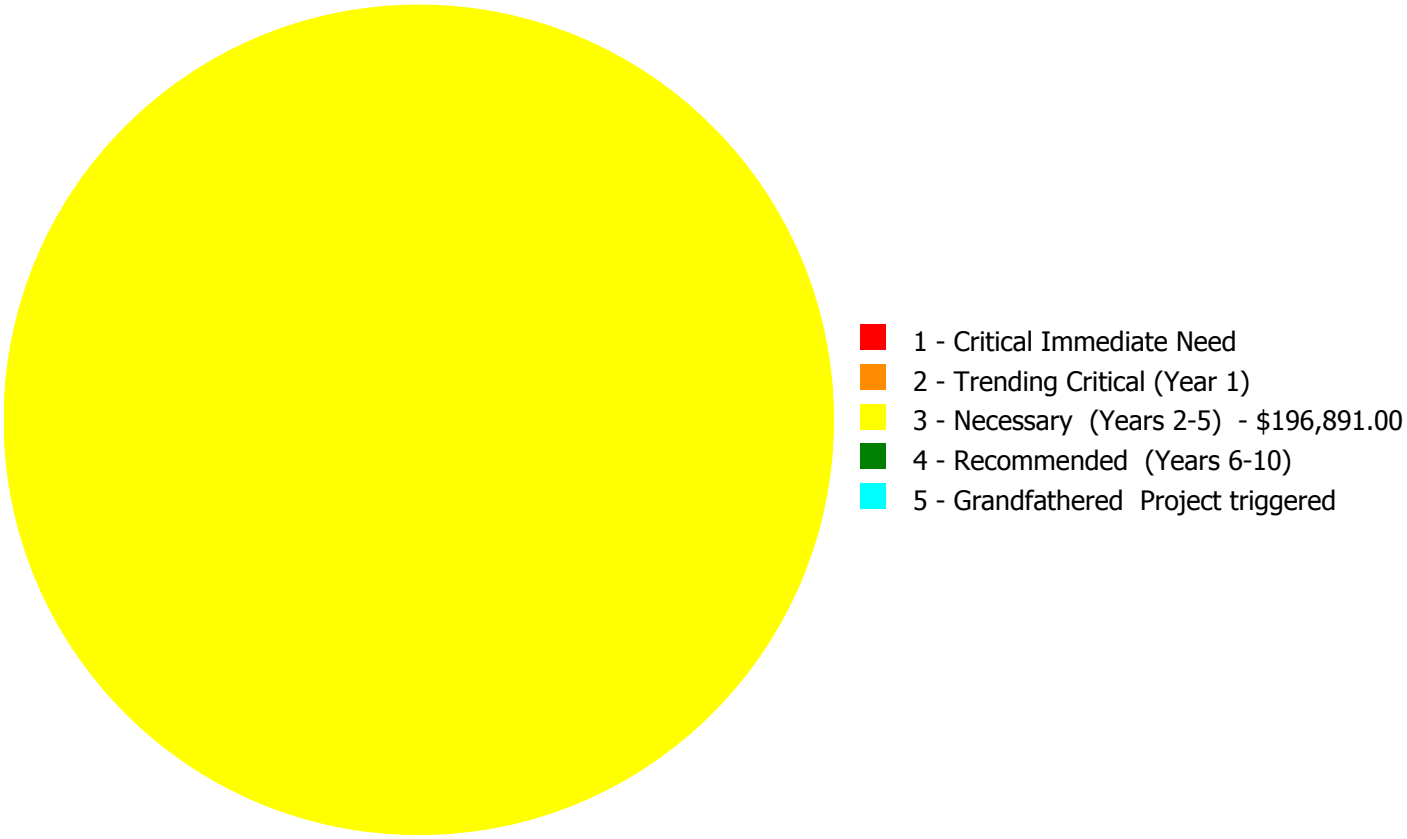
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $196,891.00

Deficiency Summary by Priority

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



Budget Estimate Total: $196,891.00

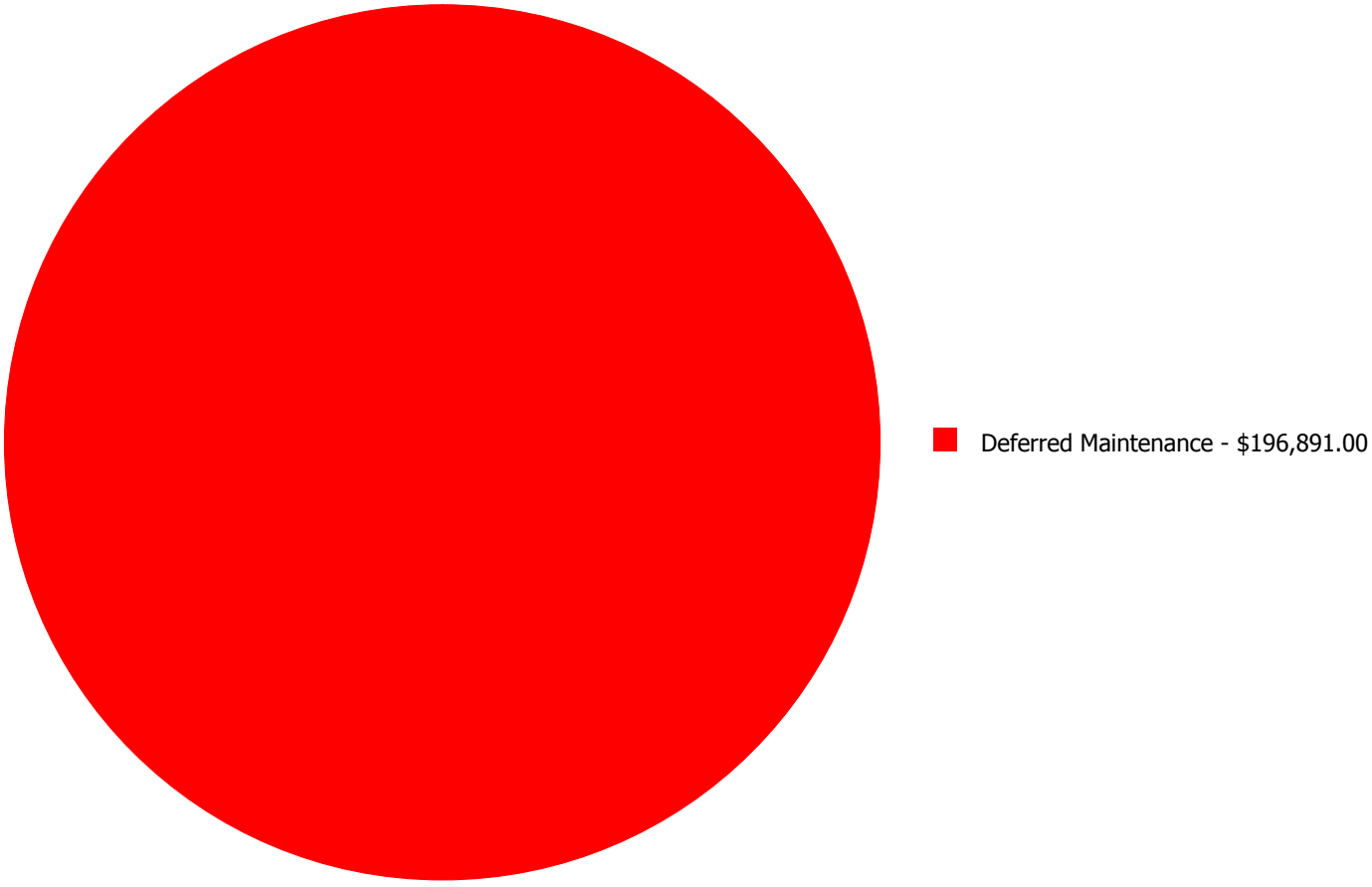
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
D2040	Rain Water Drainage	$0.00	$0.00	$15,783.00	$0.00	$0.00	$15,783.00
D5020	Branch Wiring	$0.00	$0.00	$181,108.00	$0.00	$0.00	$181,108.00
	Total:	$0.00	$0.00	$196,891.00	$0.00	$0.00	$196,891.00

Deficiency Summary by Category

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



Budget Estimate Total: $196,891.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 35,870.00
Unit of Measure: S.F.
Estimate: $15,783.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes: The system is beyond its expected service life and should be scheduled for replacement. Roof drainage systems is aged, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 35,870.00
Unit of Measure: S.F.
Estimate: $181,108.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	24,245
Year Built:	1993
Last Renovation:	2014
Replacement Value:	$3,471,064
Repair Cost:	$138,948.00
Total FCI:	4.00 %
Total RSLI:	63.57 %
FCA Score:	96.00

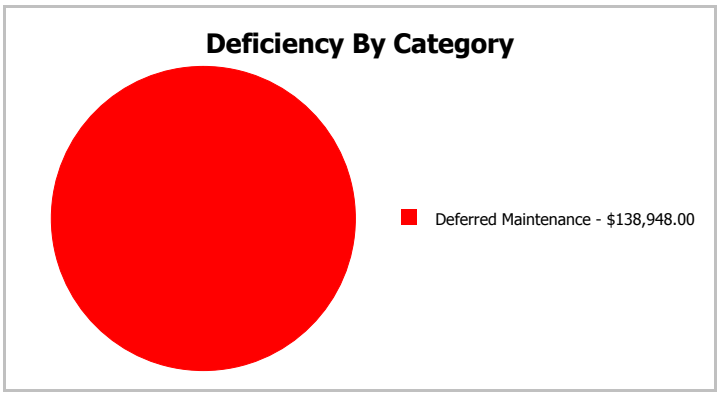
Description:

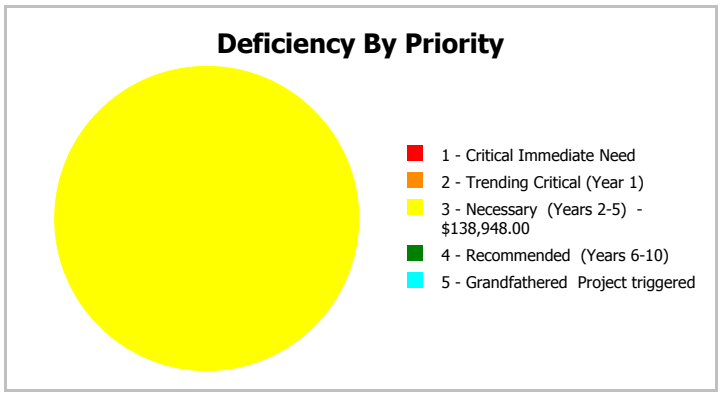
The narrative for this building is included in the Executive Summary Description at the front of this report.

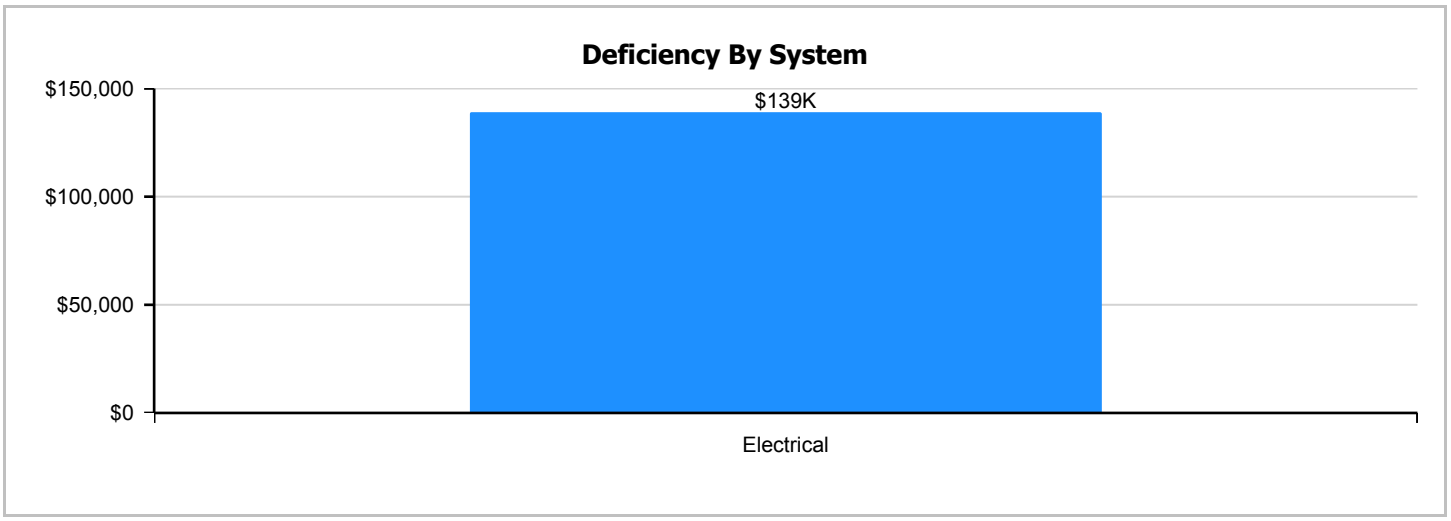
Attributes: This asset has no attributes.

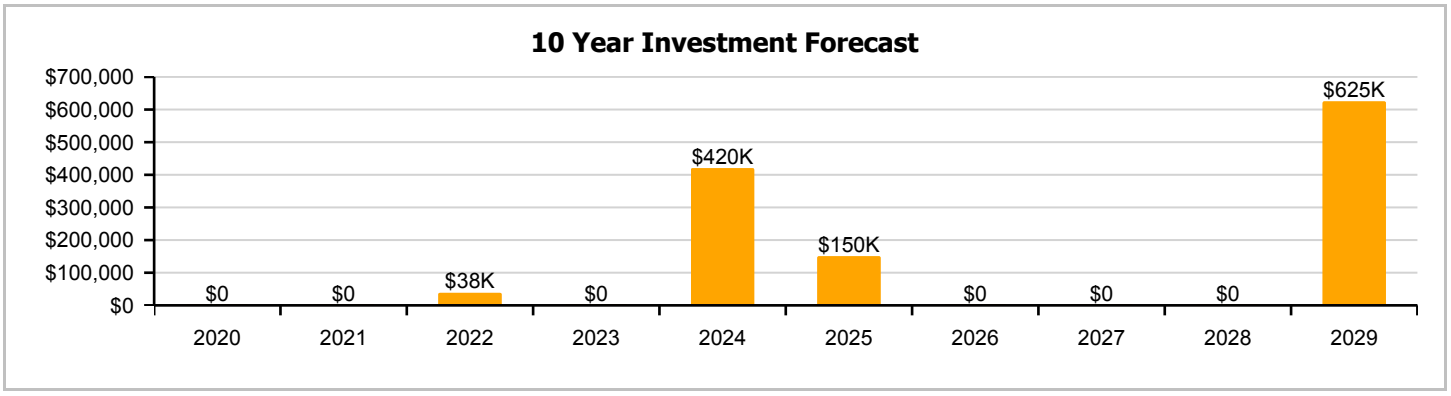
Dashboard Summary

Function:	Elementary	Gross Area:	24,245
Year Built:	1993	Last Renovation:	2014
Repair Cost:	$138,948	Replacement Value:	$3,471,064
FCI:	4.00 %	RSLI%:	63.57 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	71.61 %	0.00 %	$0.00
B30 - Roofing	16.67 %	0.00 %	$0.00
C10 - Interior Construction	75.00 %	0.00 %	$0.00
C30 - Interior Finishes	61.91 %	0.00 %	$0.00
D20 - Plumbing	58.87 %	0.00 %	$0.00
D30 - HVAC	57.95 %	0.00 %	$0.00
D50 - Electrical	58.50 %	23.66 %	$138,948.00
E10 - Equipment	75.00 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
Totals:	**63.57 %**	**4.00 %**	**$138,948.00**

Photo Album

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

1). Exterior Elevation - Feb 20, 2020

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$8.05	S.F.	24,245	100	1994	2094		75.00 %	0.00 %	75			$195,172
A1030	Slab on Grade	$6.81	S.F.	24,245	100	1994	2094		75.00 %	0.00 %	75			$165,108
B1020	Roof Construction	$13.25	S.F.	24,245	100	1994	2094		75.00 %	0.00 %	75			$321,246
B2010	Exterior Walls	$15.09	S.F.	24,245	100	1994	2094		75.00 %	0.00 %	75			$365,857
B2020	Exterior Windows	$9.41	S.F.	24,245	30	2009	2039		66.67 %	0.00 %	20			$228,145
B2030	Exterior Doors	$0.96	S.F.	24,245	30	2009	2039		66.67 %	0.00 %	20			$23,275
B3010130	Preformed Metal Roofing	$8.50	S.F.	24,245	30	1994	2024		16.67 %	0.00 %	5			$206,083
B3020	Roof Openings	$0.96	S.F.	24,245	30	1994	2024		16.67 %	0.00 %	5			$23,275
C1010	Partitions	$6.13	S.F.	24,245	100	1994	2094		75.00 %	0.00 %	75			$148,622
C1020	Interior Doors	$4.00	S.F.	24,245	40	2009	2049		75.00 %	0.00 %	30			$96,980
C1030	Fittings	$2.91	S.F.	24,245	20	2014	2034		75.00 %	0.00 %	15			$70,553
C3010230	Paint & Covering	$1.47	S.F.	24,245	10	2014	2024		50.00 %	0.00 %	5			$35,640
C3020901	Carpet	$7.50	S.F.	4,245	8	2014	2022		37.50 %	0.00 %	3			$31,838
C3020903	VCT	$3.48	S.F.	10,000	15	2014	2029		66.67 %	0.00 %	10			$34,800
C3020999	Other - Wood	$13.79	S.F.	10,000	50	2014	2064		90.00 %	0.00 %	45			$137,900
C3030	Ceiling Finishes	$9.83	S.F.	24,245	20	2009	2029		50.00 %	0.00 %	10			$238,328
D2010	Plumbing Fixtures	$6.96	S.F.	24,245	20	2014	2034		75.00 %	0.00 %	15			$168,745
D2020	Domestic Water Distribution	$0.78	S.F.	24,245	30	1994	2024		16.67 %	0.00 %	5			$18,911
D2030	Sanitary Waste	$1.88	S.F.	24,245	30	1994	2024		16.67 %	0.00 %	5			$45,581
D3040	Distribution Systems	$3.75	S.F.	24,245	20	2014	2034		75.00 %	0.00 %	15			$90,919
D3050	Terminal & Package Units	$4.72	S.F.	24,245	15	2010	2025		40.00 %	0.00 %	6			$114,436
D3060	Controls & Instrumentation	$2.39	S.F.	24,245	15	2014	2029		66.67 %	0.00 %	10			$57,946
D5010	Electrical Service/Distribution	$2.51	S.F.	24,245	20	2014	2034		75.00 %	0.00 %	15			$60,855
D5020	Branch Wiring	$5.21	S.F.	24,245	20	1993	2013		0.00 %	110.00 %	-6		$138,948.00	$126,316
D5020	Lighting	$8.24	S.F.	24,245	20	2014	2034		75.00 %	0.00 %	15			$199,779
D5030810	Security & Detection Systems	$1.51	S.F.	24,245	20	2014	2034		75.00 %	0.00 %	15			$36,610
D5030910	Fire Alarm Systems	$2.74	S.F.	24,245	15	2014	2029		66.67 %	0.00 %	10			$66,431
D5030920	Data Communication	$3.56	S.F.	24,245	25	2014	2039		80.00 %	0.00 %	20			$86,312
D5090	Other Electrical Systems	$0.45	S.F.	24,245	15	2014	2029		66.67 %	0.00 %	10			$10,910
E1020	Institutional Equipment	$0.54	S.F.	24,245	20	2014	2034		75.00 %	0.00 %	15			$13,092
E2010	Fixed Furnishings	$2.12	S.F.	24,245	20	2014	2034		75.00 %	0.00 %	15			$51,399
								Total	**63.57 %**	**4.00 %**			**$138,948.00**	**$3,471,064**

System Notes

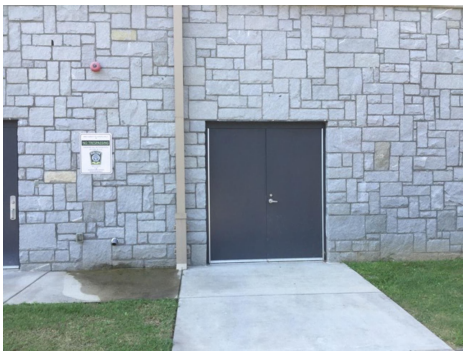
The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility.

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



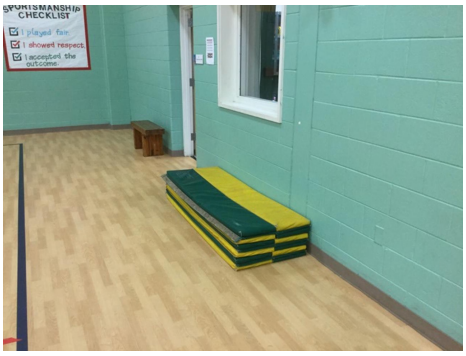
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors


Note:

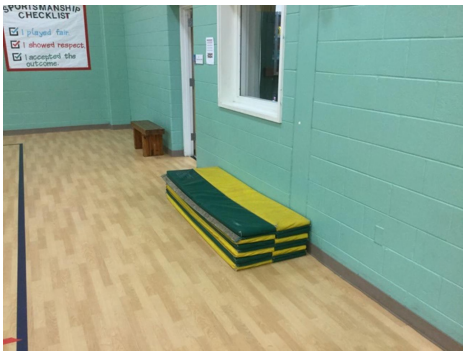
System: C1030 - Fittings



Note:

System: C3010230 - Paint & Covering





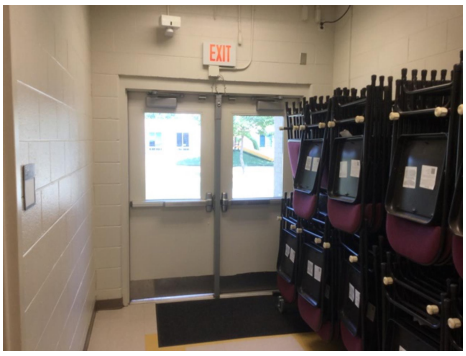
Note:

System: C3020901 - Carpet



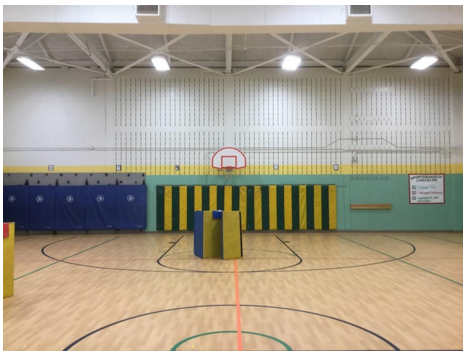
Note:

System: C3020903 - VCT

Note:

System: C3020999 - Other - Wood


Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems

Note:

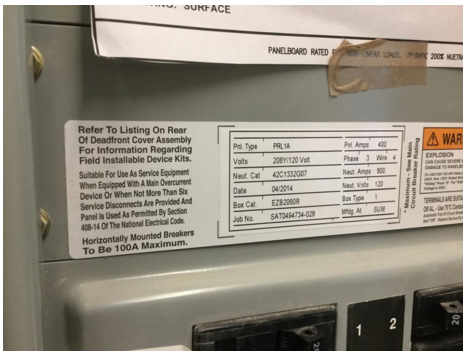
System: D3050 - Terminal & Package Units

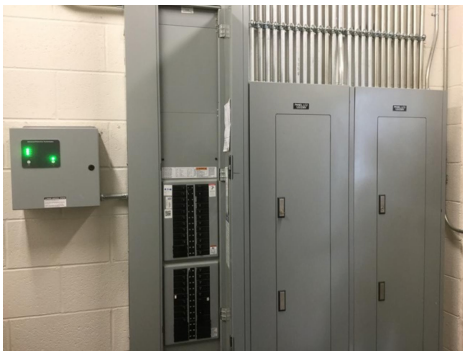
Note:

System: D5010 - Electrical Service/Distribution

Note:

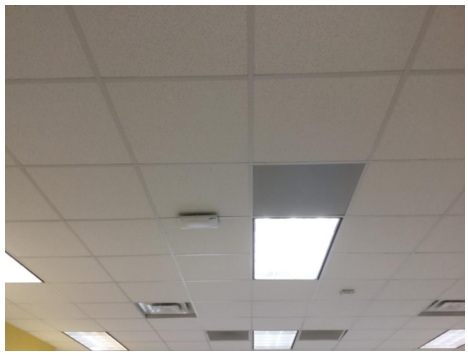
System: D5020 - Branch Wiring



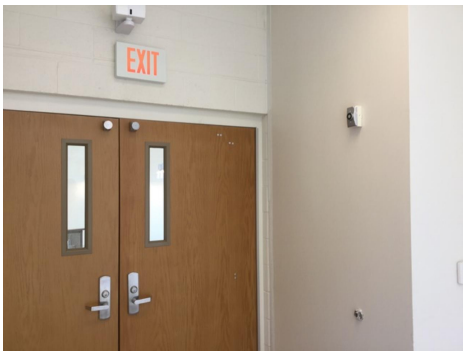
Note:

System: D5020 - Lighting


Note:

System: D5030910 - Fire Alarm Systems



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%

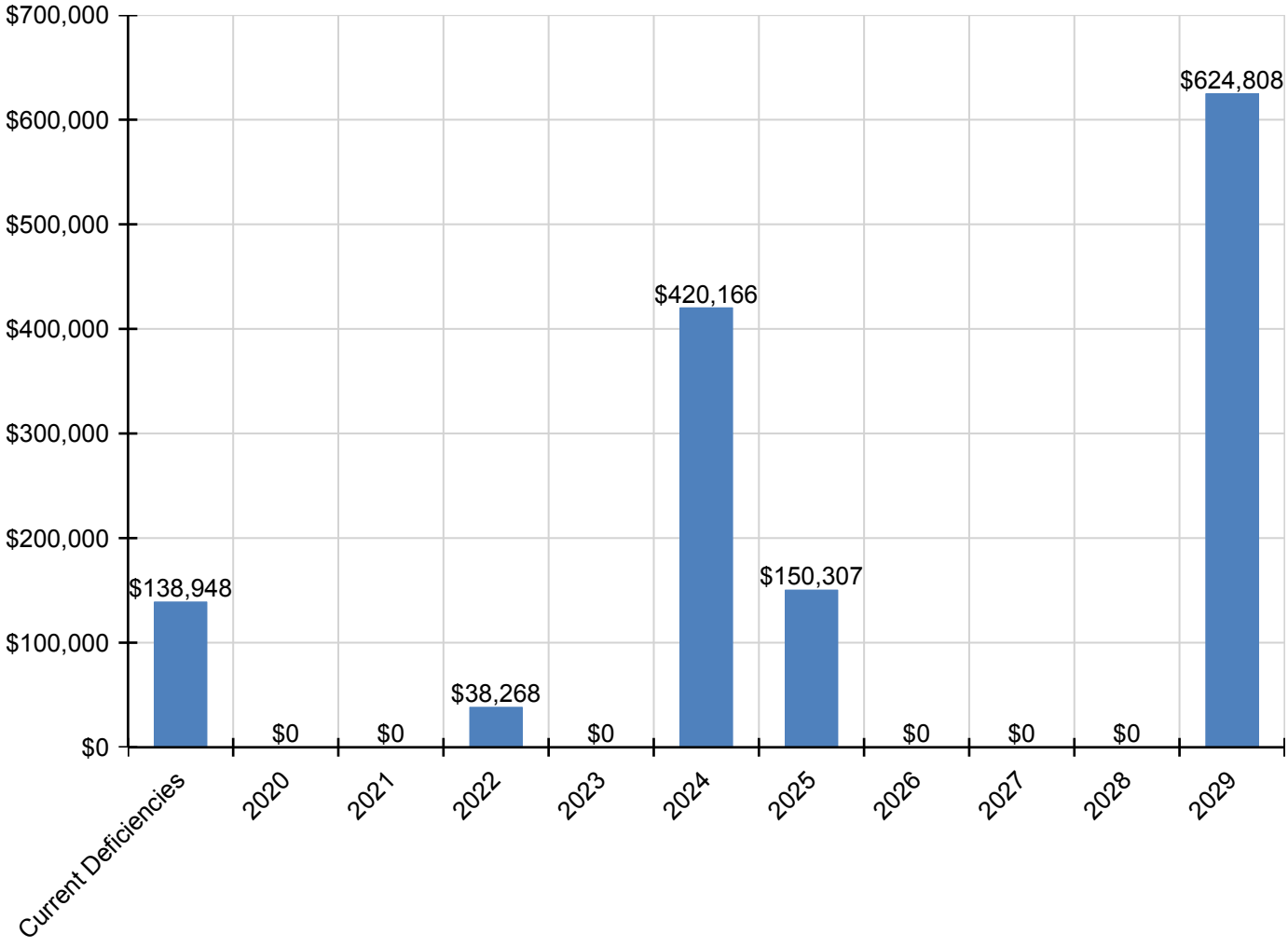
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$138,948**	**$0**	**$0**	**$38,268**	**$0**	**$420,166**	**$150,307**	**$0**	**$0**	**$0**	**$624,808**	**$1,372,498**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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**
*** 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**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$262,797	$0	$0	$0	$0	$0	**$262,797**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$29,681	$0	$0	$0	$0	$0	**$29,681**
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**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$45,448	$0	$0	$0	$0	$0	**$45,448**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$0	$0	$0	$38,268	$0	$0	$0	$0	$0	$0	$0	**$38,268**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$72,491	**$72,491**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$352,322	**$352,322**
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	$24,115	$0	$0	$0	$0	$0	**$24,115**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$58,125	$0	$0	$0	$0	$0	**$58,125**
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	$150,307	$0	$0	$0	$0	**$150,307**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$85,661	**$85,661**
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	$138,948	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$138,948**
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	$98,205	**$98,205**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,128	**$16,128**
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.

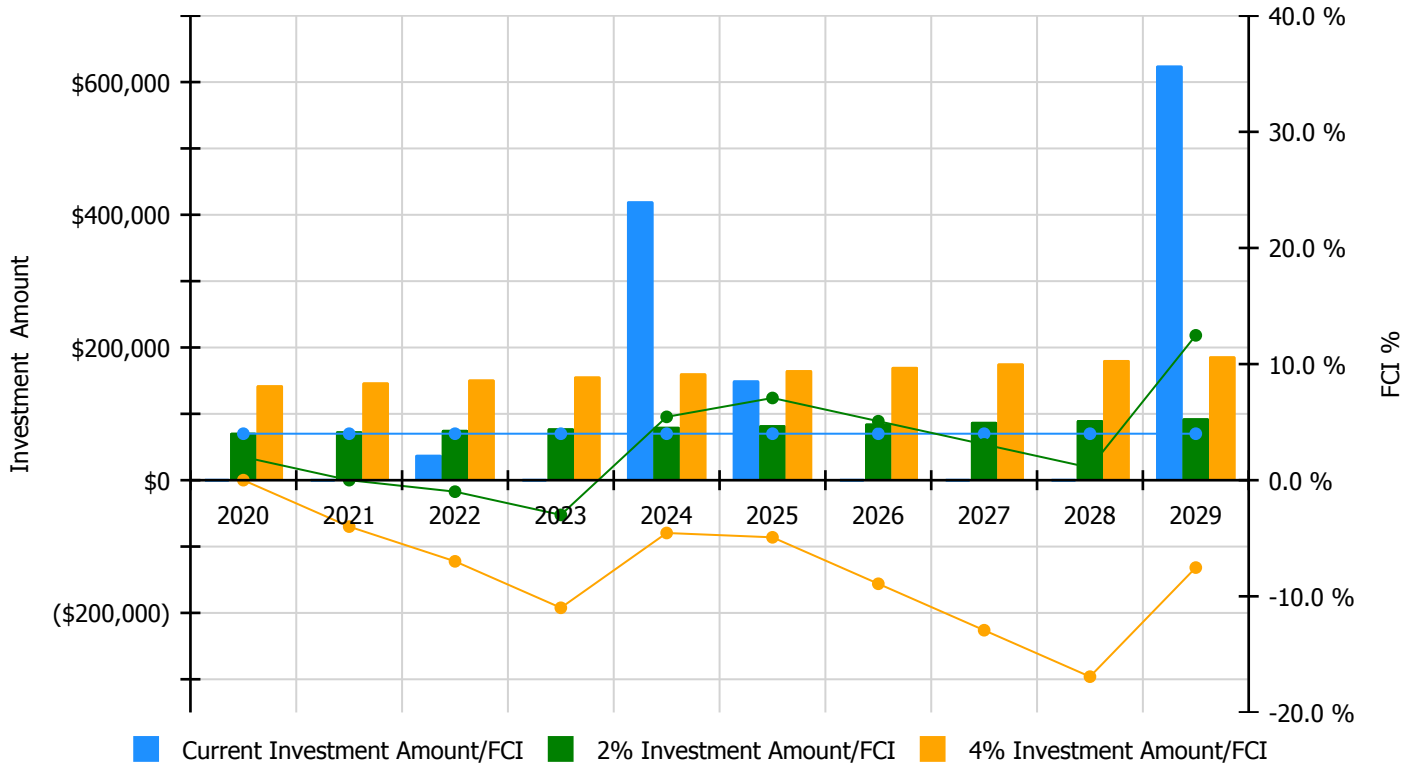


Condition Index Forecast by Investment Scenario

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

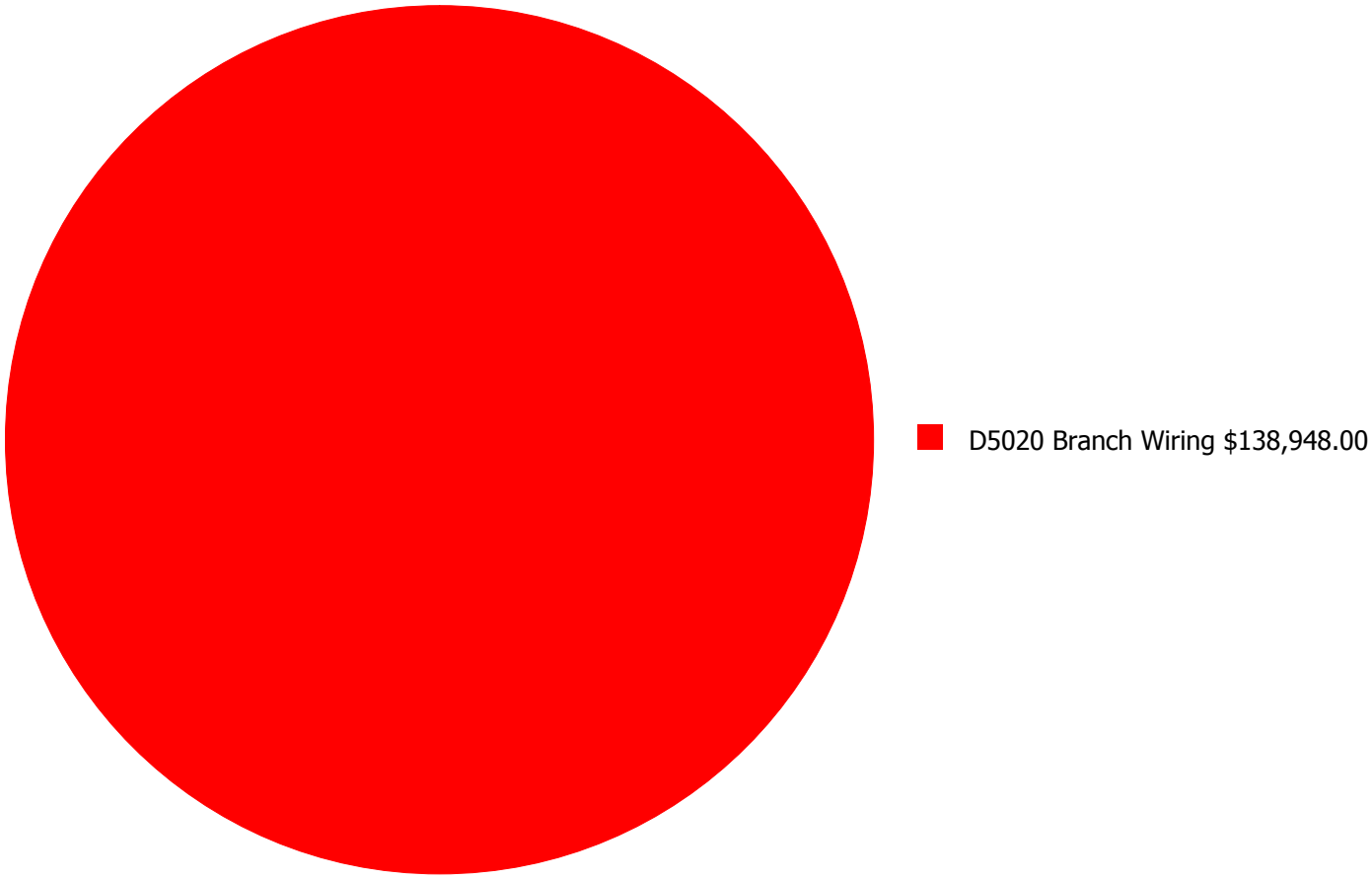
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 4%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$71,504.00	2.00 %	$143,008.00	0.00 %
2021	$0	$73,649.00	0.00 %	$147,298.00	-4.00 %
2022	$38,268	$75,859.00	-0.99 %	$151,717.00	-6.99 %
2023	$0	$78,134.00	-2.99 %	$156,269.00	-10.99 %
2024	$420,166	$80,478.00	5.45 %	$160,957.00	-4.55 %
2025	$150,307	$82,893.00	7.08 %	$165,785.00	-4.92 %
2026	$0	$85,379.00	5.08 %	$170,759.00	-8.92 %
2027	$0	$87,941.00	3.08 %	$175,882.00	-12.92 %
2028	$0	$90,579.00	1.08 %	$181,158.00	-16.92 %
2029	$624,808	$93,296.00	12.47 %	$186,593.00	-7.53 %
Total:	**$1,233,550**	**$819,712.00**		**$1,639,426.00**	

Deficiency Summary by System

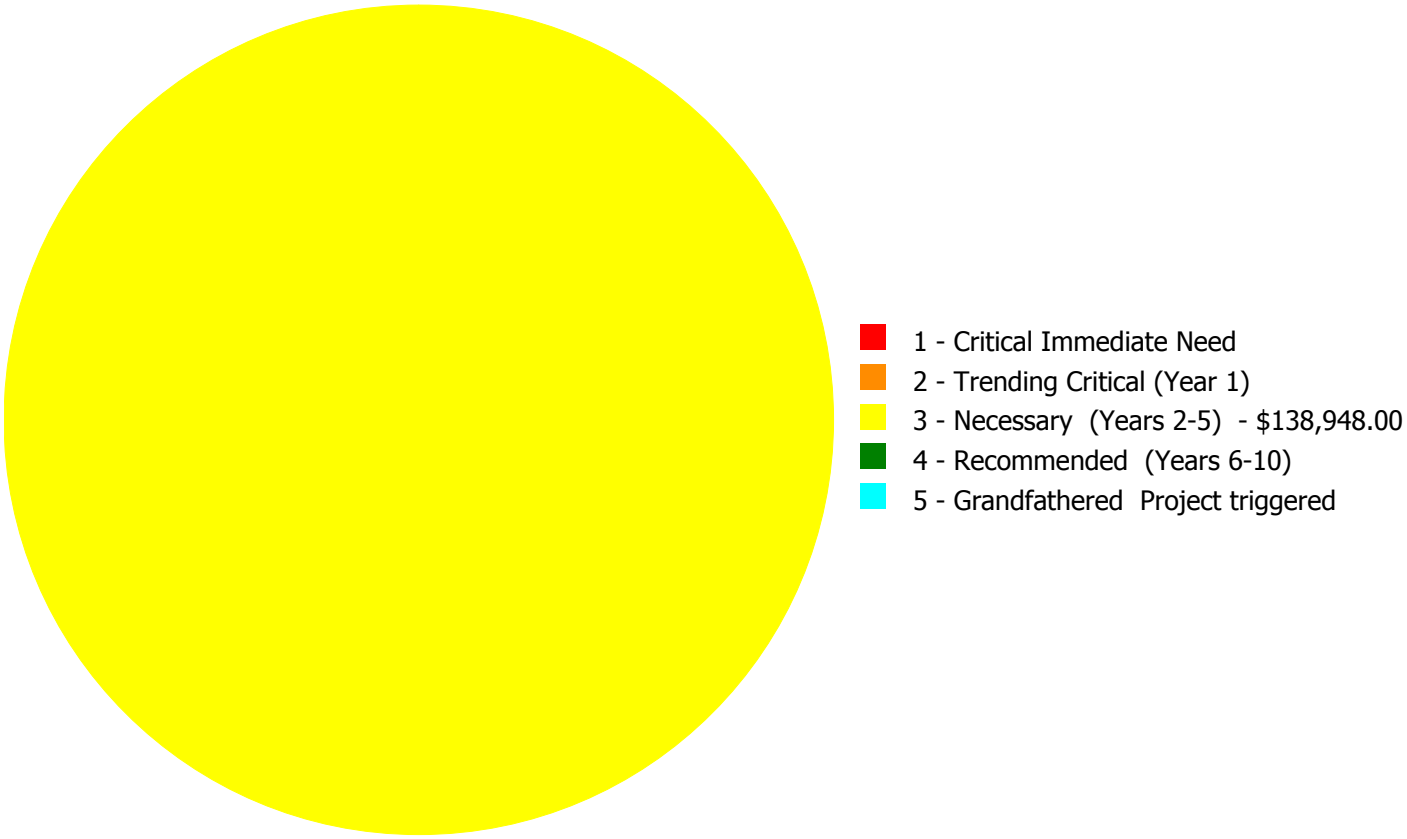
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $138,948.00

Deficiency Summary by Priority

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



Budget Estimate Total: $138,948.00

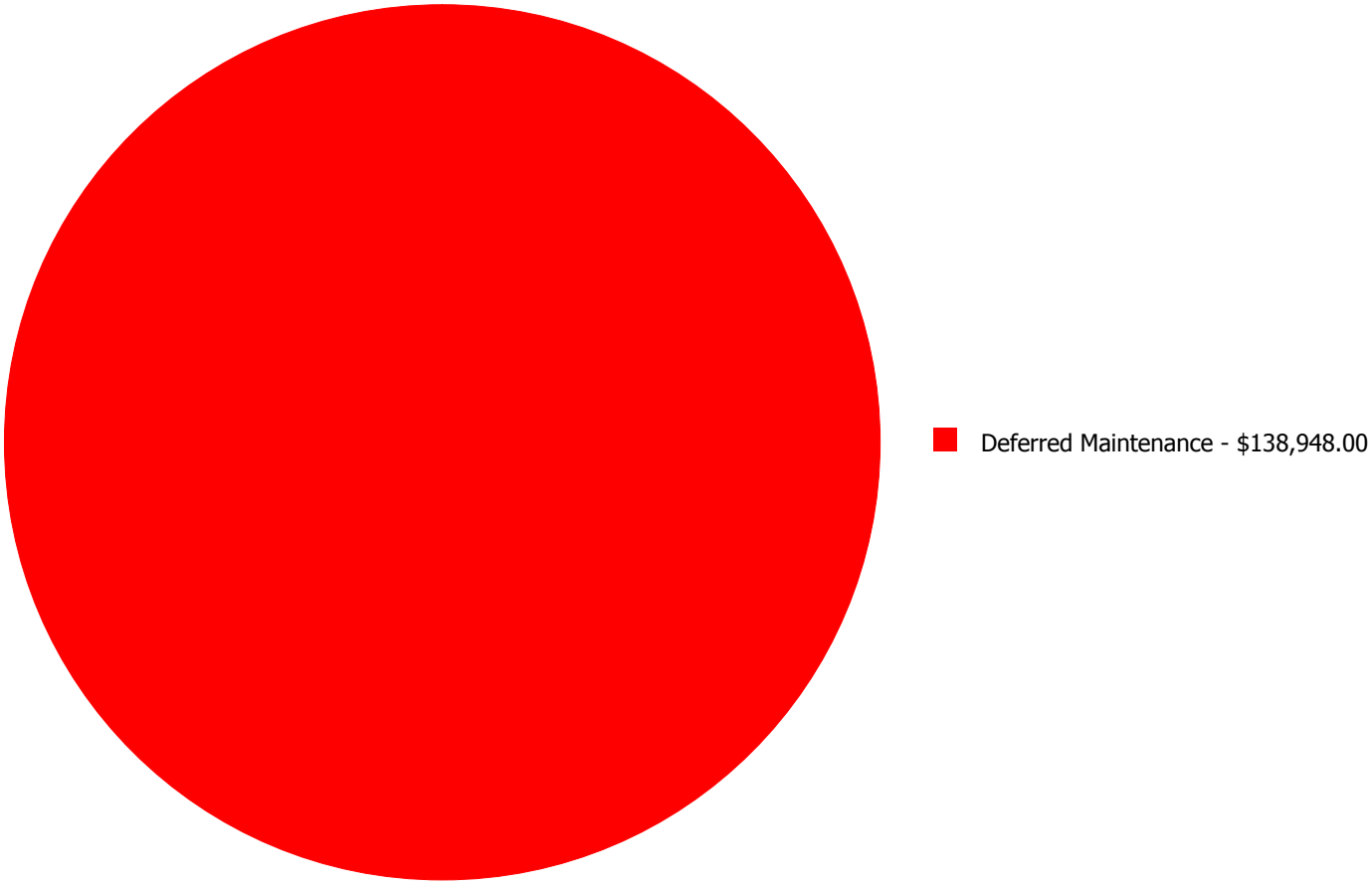
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
D5020	Branch Wiring	$0.00	$0.00	$138,948.00	$0.00	$0.00	$138,948.00
	Total:	$0.00	$0.00	$138,948.00	$0.00	$0.00	$138,948.00

Deficiency Summary by Category

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



Budget Estimate Total: $138,948.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 24,245.00
Unit of Measure: S.F.
Estimate: $138,948.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	31,223
Year Built:	2014
Last Renovation:	
Replacement Value:	$5,066,959
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	77.21 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

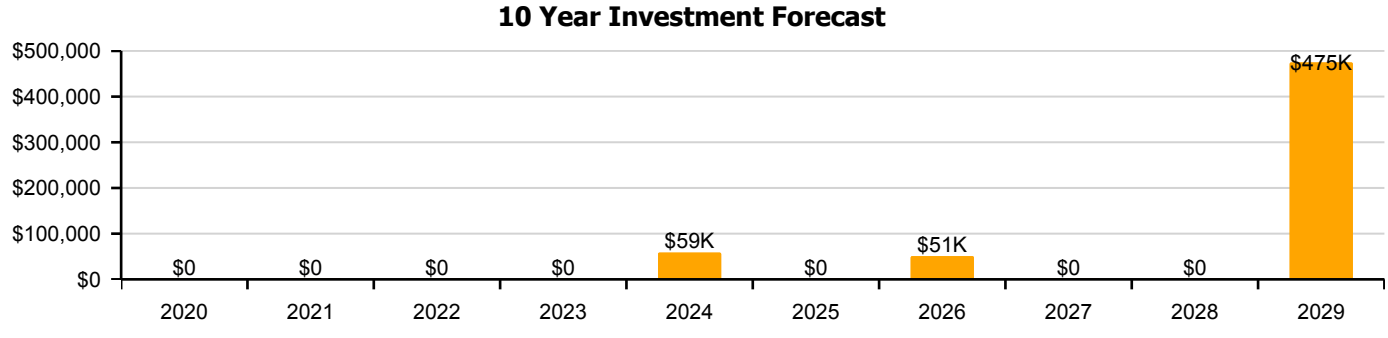
Dashboard Summary

Function:	Elementary	Gross Area:	31,223
Year Built:	2014	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$5,066,959
FCI:	0.00 %	RSLI%:	77.21 %

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	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	90.26 %	0.00 %	$0.00
B30 - Roofing	80.23 %	0.00 %	$0.00
C10 - Interior Construction	88.24 %	0.00 %	$0.00
C20 - Stairs	95.00 %	0.00 %	$0.00
C30 - Interior Finishes	75.66 %	0.00 %	$0.00
D20 - Plumbing	77.24 %	0.00 %	$0.00
D30 - HVAC	46.34 %	0.00 %	$0.00
D40 - Fire Protection	83.33 %	0.00 %	$0.00
D50 - Electrical	75.79 %	0.00 %	$0.00
E10 - Equipment	75.00 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
Totals:	**77.21 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Addition Entrance - Nov 14, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.56	S.F.	31,223	100	2014	2114		95.00 %	0.00 %	95			$236,046
A1030	Slab on Grade	$6.37	S.F.	31,223	100	2014	2114		95.00 %	0.00 %	95			$198,891
B1020	Roof Construction	$12.21	S.F.	31,223	100	2014	2114		95.00 %	0.00 %	95			$381,233
B2010	Exterior Walls	$13.78	S.F.	31,223	100	2014	2114		95.00 %	0.00 %	95			$430,253
B2020	Exterior Windows	$8.60	S.F.	31,223	30	2014	2044		83.33 %	0.00 %	25			$268,518
B2030	Exterior Doors	$0.84	S.F.	31,223	30	2014	2044		83.33 %	0.00 %	25			$26,227
B3010105	Built-Up	$7.15	S.F.	31,223	25	2014	2039		80.00 %	0.00 %	20			$223,244
B3020	Roof Openings	$0.52	S.F.	31,223	30	2014	2044		83.33 %	0.00 %	25			$16,236
C1010	Partitions	$5.58	S.F.	31,223	100	2014	2114		95.00 %	0.00 %	95			$174,224
C1020	Interior Doors	$3.64	S.F.	31,223	40	2014	2054		87.50 %	0.00 %	35			$113,652
C1030	Fittings	$2.65	S.F.	31,223	20	2014	2034		75.00 %	0.00 %	15			$82,741
C2010	Stair Construction	$2.82	S.F.	31,223	100	2014	2114		95.00 %	0.00 %	95			$88,049
C3010230	Paint & Covering	$1.47	S.F.	31,233	10	2014	2024		50.00 %	0.00 %	5			$45,913
C3020420	Ceramic Tile	$16.74	S.F.	2,000	50	2014	2064		90.00 %	0.00 %	45			$33,480
C3020901	Carpet	$7.50	S.F.	5,000	12	2014	2026		58.33 %	0.00 %	7			$37,500
C3020903	VCT	$3.48	S.F.	14,233	15	2014	2029		66.67 %	0.00 %	10			$49,531
C3020999	Other - Wood	$13.79	S.F.	10,000	50	2014	2064		90.00 %	0.00 %	45			$137,900
C3030	Ceiling Finishes	$8.98	S.F.	31,223	20	2014	2034		75.00 %	0.00 %	15			$280,383
D2010	Plumbing Fixtures	$6.42	S.F.	31,223	20	2014	2034		75.00 %	0.00 %	15			$200,452
D2020	Domestic Water Distribution	$0.75	S.F.	31,223	30	2014	2044		83.33 %	0.00 %	25			$23,417
D2030	Sanitary Waste	$1.75	S.F.	31,223	30	2014	2044		83.33 %	0.00 %	25			$54,640
D2040	Rain Water Drainage	$0.40	S.F.	31,223	20	2014	2034		75.00 %	0.00 %	15			$12,489
D3010	Energy Supply	$0.61	S.F.	31,233	30	2014	2044		83.33 %	0.00 %	25			$19,052
D3020	Heat Generating Systems	$7.76	S.F.	31,233	0	2014			0.00 %	0.00 %				$242,368
D3030	Cooling Generating Systems	$2.89	S.F.	31,233	0	2014			0.00 %	0.00 %				$90,263
D3040	Distribution Systems	$10.73	S.F.	31,223	20	2014	2034		75.00 %	0.00 %	15			$335,023
D3050	Terminal & Package Units	$5.84	S.F.	31,223	15	2014	2029		66.67 %	0.00 %	10			$182,342
D3060	Controls & Instrumentation	$2.21	S.F.	31,223	15	2014	2029		66.67 %	0.00 %	10			$69,003
D4010	Sprinklers	$4.13	S.F.	31,223	30	2014	2044		83.33 %	0.00 %	25			$128,951
D4020	Standpipes	$0.34	S.F.	31,223	30	2014	2044		83.33 %	0.00 %	25			$10,616
D5010	Electrical Service/Distribution	$2.34	S.F.	31,223	20	2014	2034		75.00 %	0.00 %	15			$73,062
D5020	Branch Wiring	$4.46	S.F.	31,223	20	2014	2034		75.00 %	0.00 %	15			$139,255
D5020	Lighting	$8.00	S.F.	31,223	20	2014	2034		75.00 %	0.00 %	15			$249,784
D5030810	Security & Detection Systems	$1.51	S.F.	31,233	20	2014	2034		75.00 %	0.00 %	15			$47,162
D5030910	Fire Alarm Systems	$2.74	S.F.	31,233	20	2014	2034		75.00 %	0.00 %	15			$85,578
D5030920	Data Communication	$3.56	S.F.	31,233	25	2014	2039		80.00 %	0.00 %	20			$111,189
E1020	Institutional Equipment	$3.48	S.F.	31,223	20	2014	2034		75.00 %	0.00 %	15			$108,656
E2010	Fixed Furnishings	$1.91	S.F.	31,223	20	2014	2034		75.00 %	0.00 %	15			$59,636
								Total	**77.21 %**					**$5,066,959**

System Notes

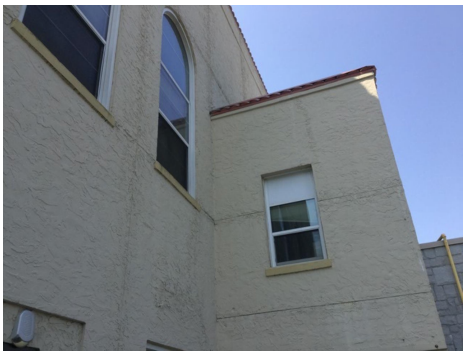
The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility.

System: B2010 - Exterior Walls



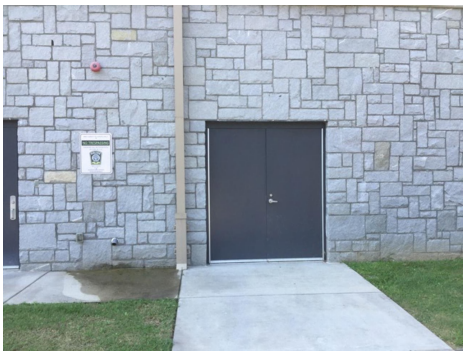
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings



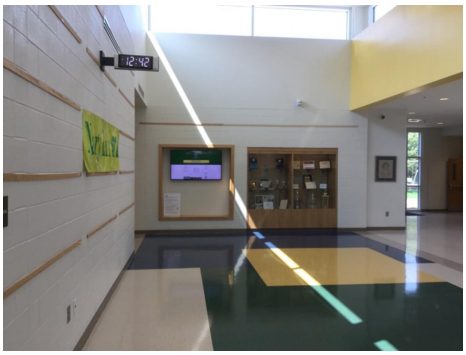
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

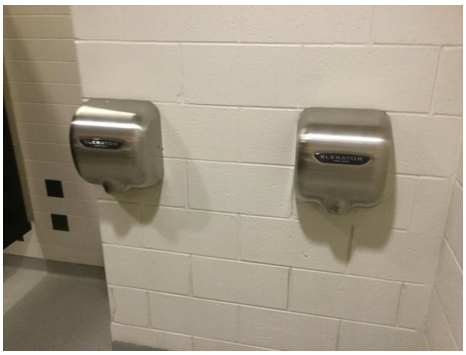


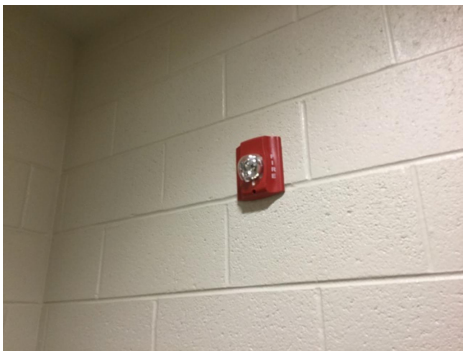
Note:

System: C1030 - Fittings

Note:

System: C3010230 - Paint & Covering





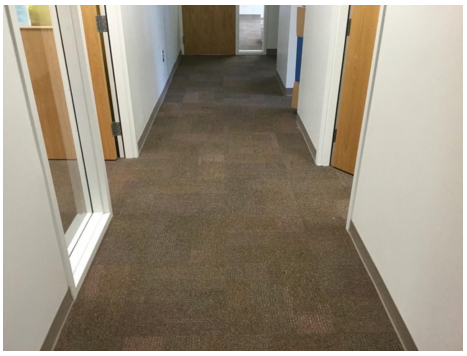
Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet

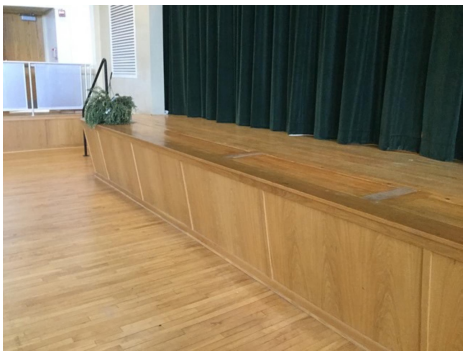
Note:

System: C3020903 - VCT



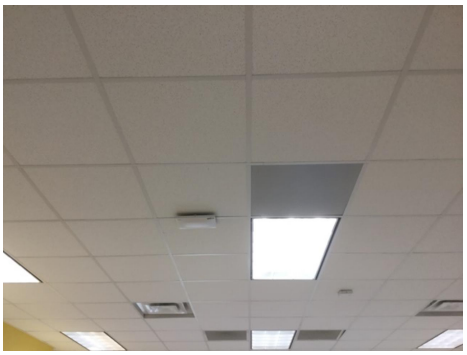
Note:

System: C3020999 - Other - Wood

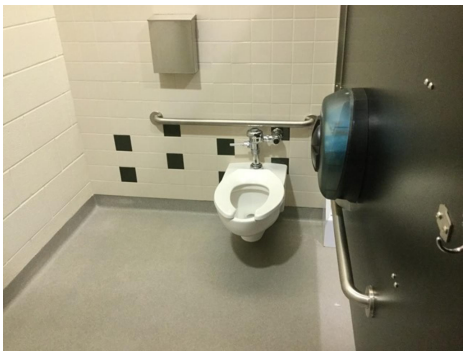
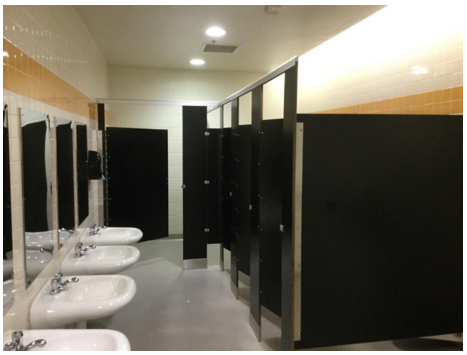
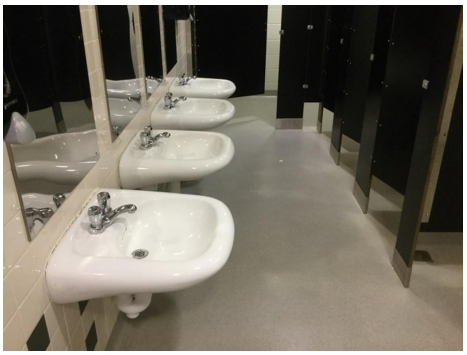

Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures

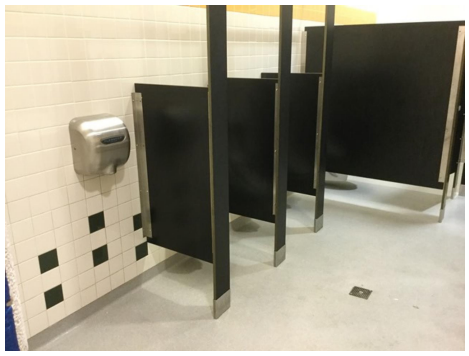
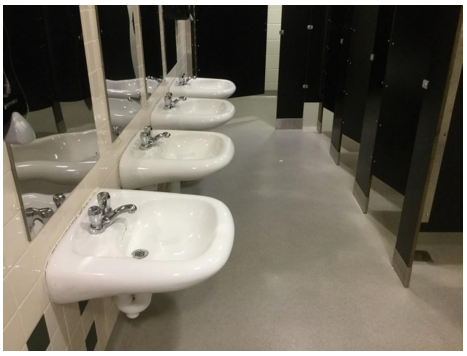
Note:

System: D2020 - Domestic Water Distribution



Note: Domestic Water Distribution supported from main building.

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

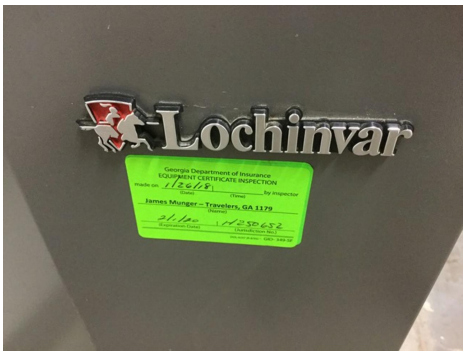


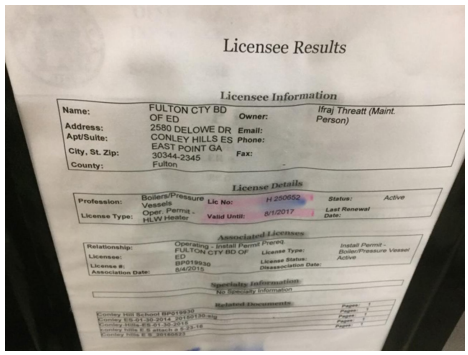
Note:

System: D3010 - Energy Supply

Note: Natural Gas Supply from main building central feed.

System: D3020 - Heat Generating Systems





Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

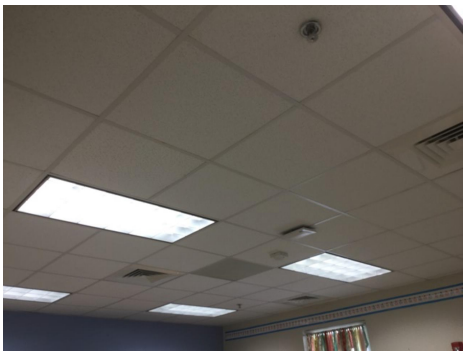


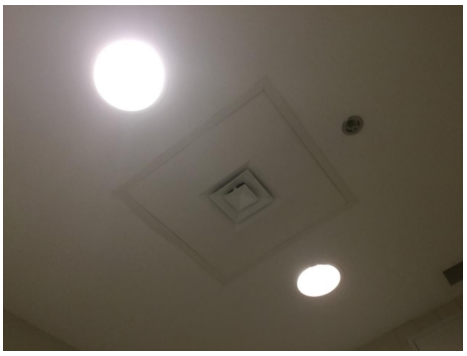
Note:

System: D3050 - Terminal & Package Units


Note:

System: D4010 - Sprinklers





Note:

System: D5010 - Electrical Service/Distribution



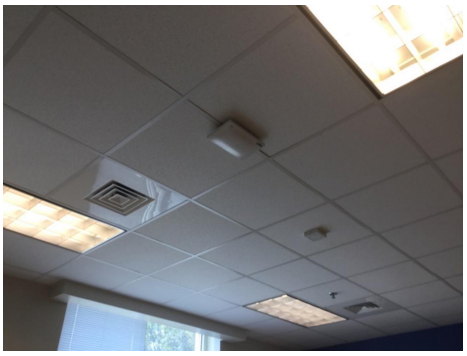
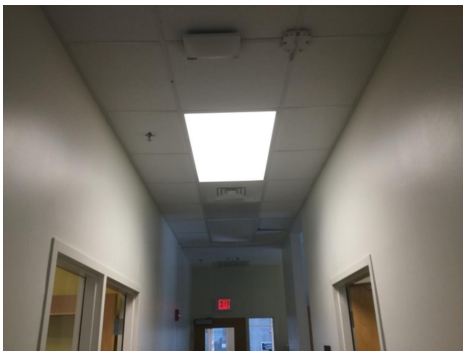
Note:

System: D5020 - Branch Wiring



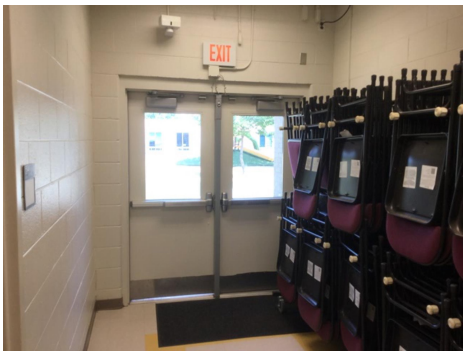
Note:

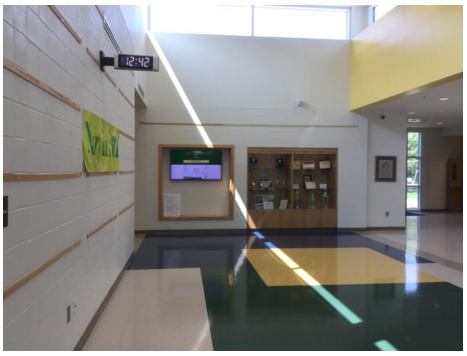
System: D5020 - Lighting


Note:

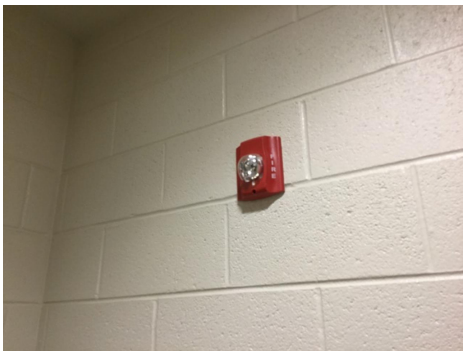
System: D5030810 - Security & Detection Systems

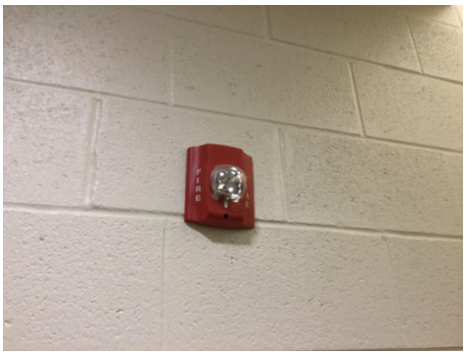





Note:

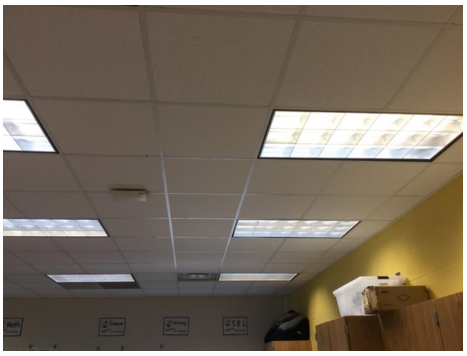
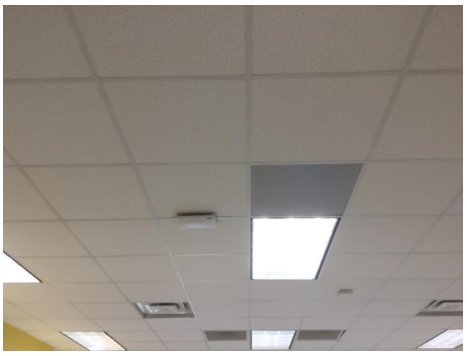
System: D5030910 - Fire Alarm Systems





Note:

System: D5030920 - Data Communication


Note:

System: 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**	**$0**	**$58,548**	**$0**	**$50,732**	**$0**	**$0**	**$474,742**	**$584,023**
*** 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**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$58,548	$0	$0	$0	$0	$0	**$58,548**

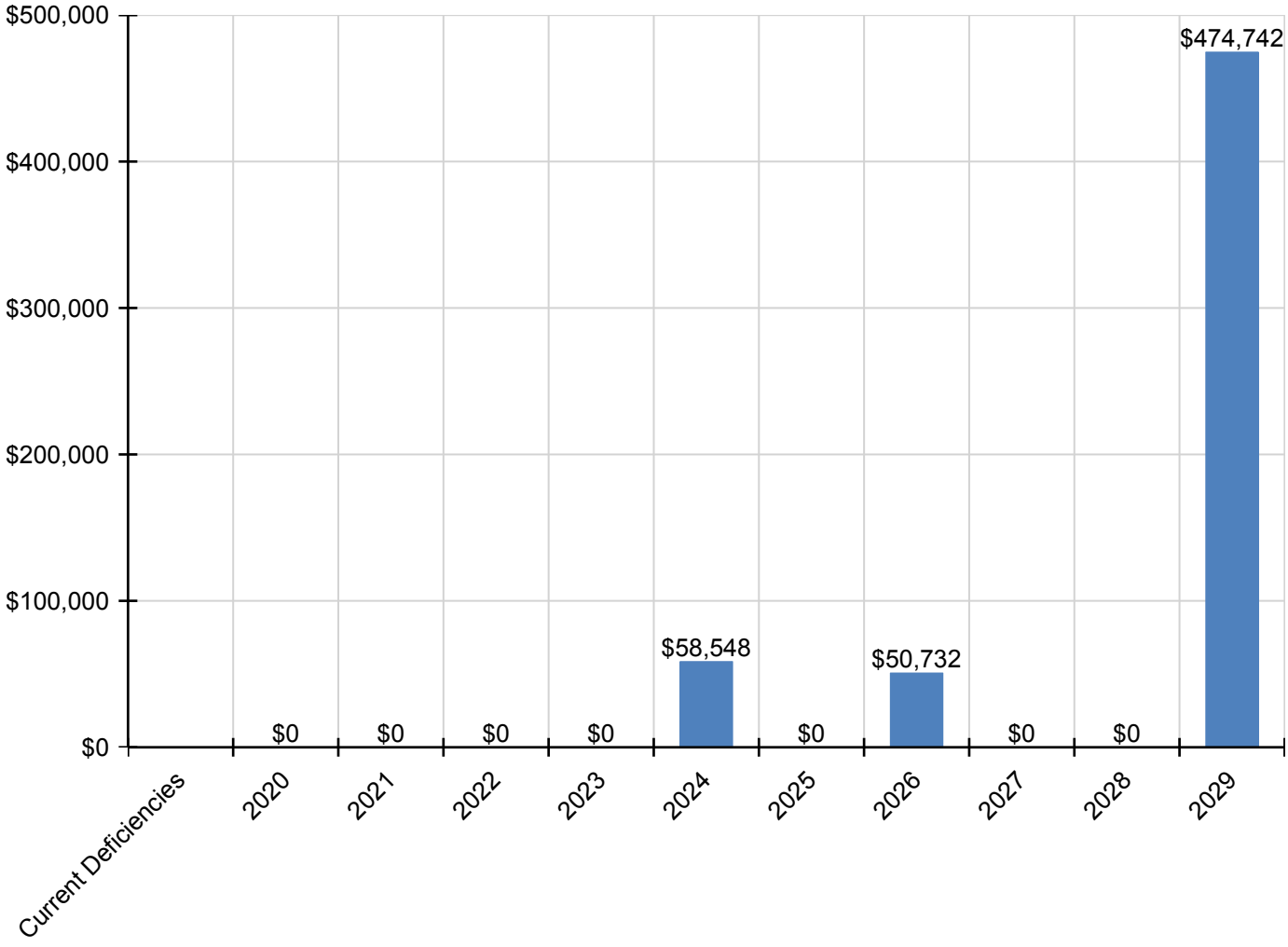
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$0	$0	$0	$0	$0	$0	$0	$50,732	$0	$0	$0	**$50,732**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$103,176	**$103,176**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$269,559	**$269,559**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$102,007	**$102,007**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
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

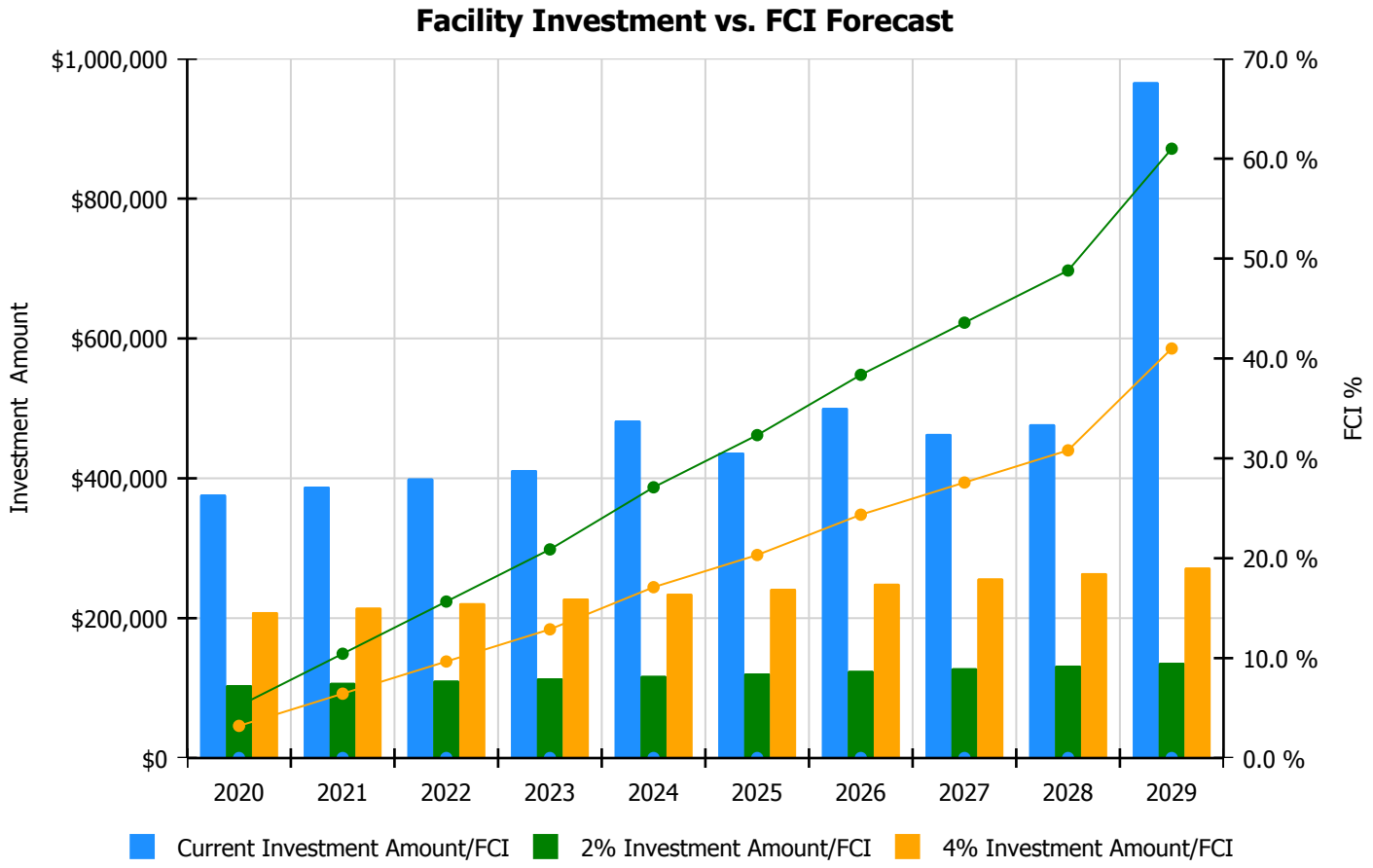
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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	$376,872	$104,379.00	5.22 %	$208,759.00	3.22 %
2021	$388,178	$107,511.00	10.44 %	$215,021.00	6.44 %
2022	$399,823	$110,736.00	15.66 %	$221,472.00	9.66 %
2023	$411,818	$114,058.00	20.88 %	$228,116.00	12.88 %
2024	$482,721	$117,480.00	27.10 %	$234,960.00	17.10 %
2025	$436,898	$121,004.00	32.32 %	$242,009.00	20.32 %
2026	$500,737	$124,634.00	38.36 %	$249,269.00	24.36 %
2027	$463,505	$128,373.00	43.58 %	$256,747.00	27.58 %
2028	$477,410	$132,225.00	48.80 %	$264,449.00	30.80 %
2029	$966,475	$136,191.00	60.99 %	$272,383.00	40.99 %
Total:	**$4,904,436**	**$1,196,591.00**		**$2,393,185.00**	

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):	91,338
Year Built:	1930
Last Renovation:	2014
Replacement Value:	$2,982,337
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	84.38 %
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.

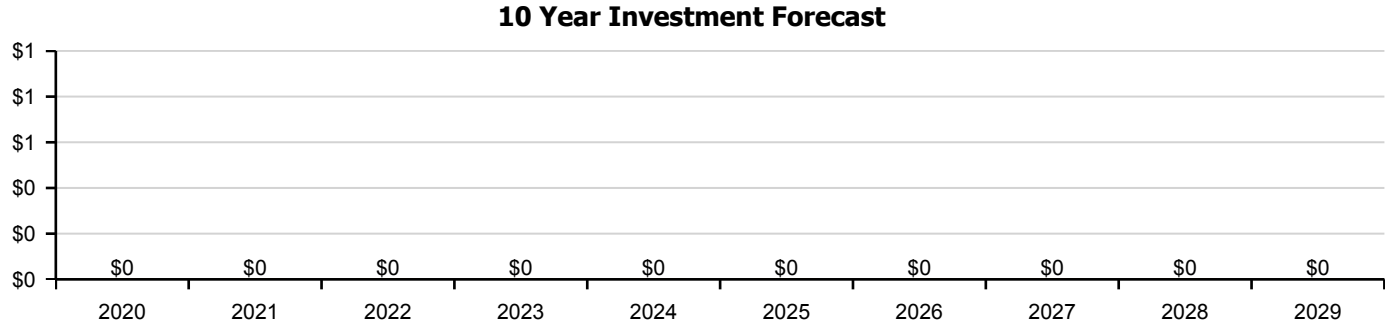
Dashboard Summary

Function:		Gross Area:	91,338
Year Built:	1930	Last Renovation:	2014
Repair Cost:	$0	Replacement Value:	$2,982,337
FCI:	0.00 %	RSLI%:	84.38 %

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	90.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	83.33 %	0.00 %	$0.00
Totals:	**84.38 %**	**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.	91,338	35	2014	2049		85.71 %	0.00 %	30			$216,471
G2020	Parking Lots	$8.00	S.F.	91,338	35	2014	2049		85.71 %	0.00 %	30			$730,704
G2030	Pedestrian Paving	$2.33	S.F.	91,338	35	2014	2049		85.71 %	0.00 %	30			$212,818
G2040105	Fence & Guardrails	$1.15	S.F.	91,338	30	2014	2044		83.33 %	0.00 %	25			$105,039
G2040220	Masonry Retaining Walls	$38.87	S.F.	4,680	50	2014	2064		90.00 %	0.00 %	45			$181,912
G2040950	Other Site Development, Play Field	$4.28	S.F.	91,338	20	2014	2034		75.00 %	0.00 %	15			$390,927
G2050	Landscaping	$1.18	S.F.	91,338	25	2014	2039		80.00 %	0.00 %	20			$107,779
G3010	Water Supply	$1.09	S.F.	91,338	50	2014	2064		90.00 %	0.00 %	45			$99,558
G3020	Sanitary Sewer	$2.20	S.F.	91,338	50	2014	2064		90.00 %	0.00 %	45			$200,944
G3030	Storm Sewer	$1.25	S.F.	91,338	50	2014	2064		90.00 %	0.00 %	45			$114,173
G4010	Electrical Distribution	$2.55	S.F.	91,338	30	2014	2044		83.33 %	0.00 %	25			$232,912
G4020	Site Lighting	$2.98	S.F.	91,338	30	2014	2044		83.33 %	0.00 %	25			$272,187
G4030	Site Communication and Security	$1.28	S.F.	91,338	30	2014	2044		83.33 %	0.00 %	25			$116,913
								Total	**84.38 %**					**$2,982,337**

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:

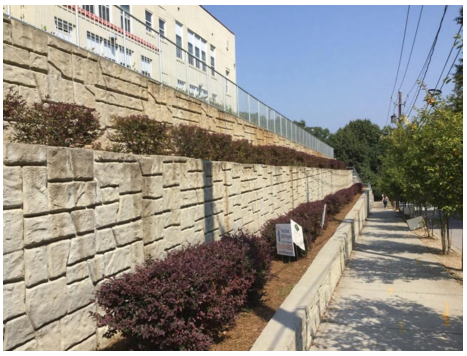
System: G2030 - Pedestrian Paving



Note:

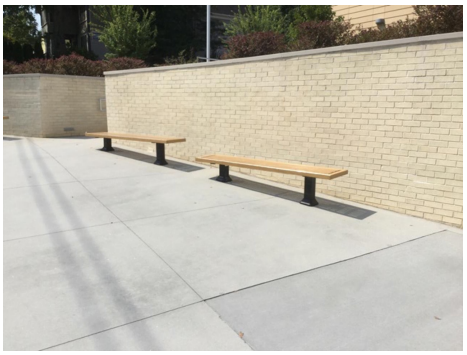
System: G2040105 - Fence & Guardrails





Note:

System: G2040220 - Masonry Retaining Walls



Note:

System: G2040950 - Other Site Development, Play Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

Renewal Schedule

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

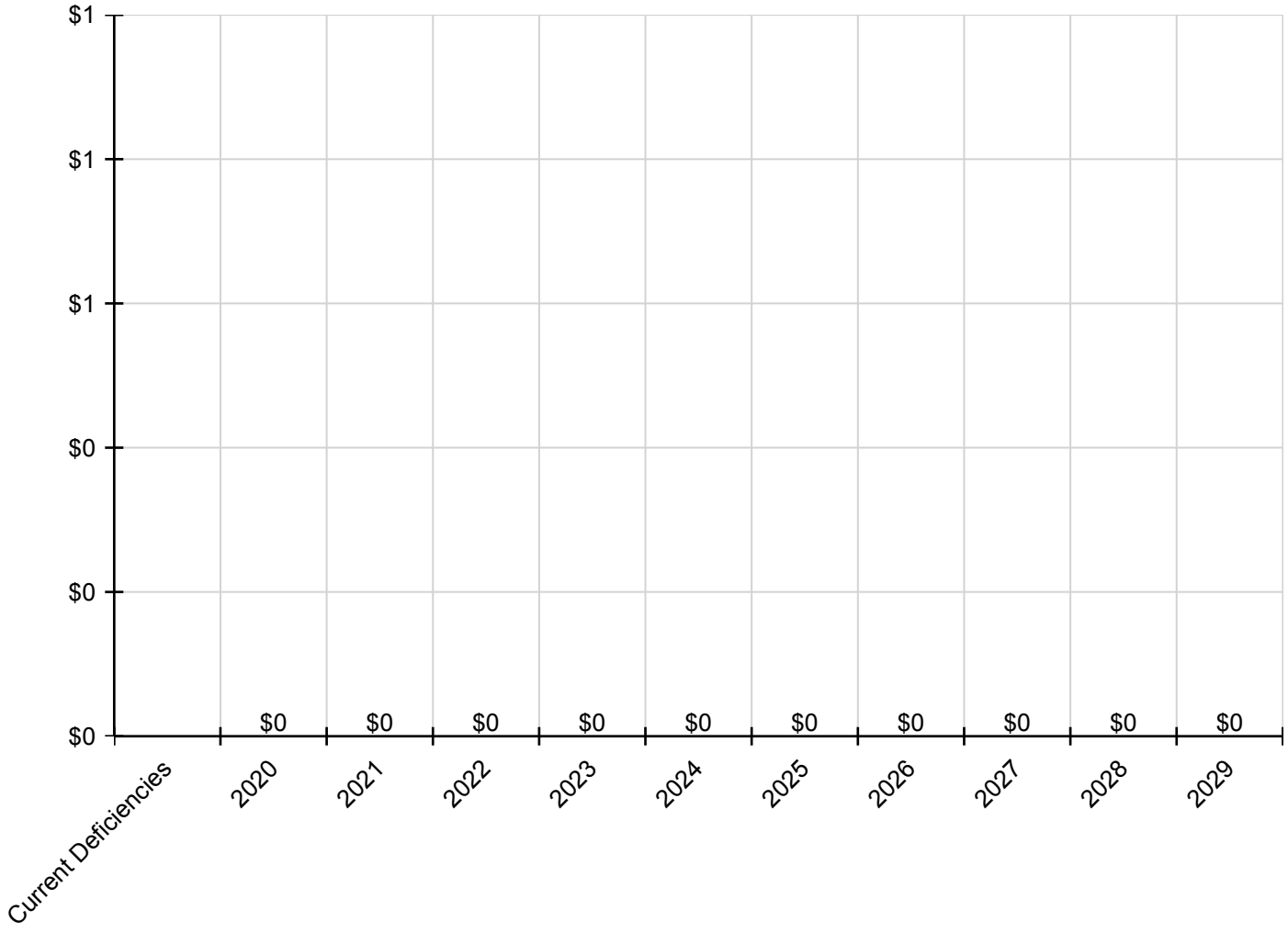
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
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**
G2040220 - Masonry Retaining Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Other Site Development, Play Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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

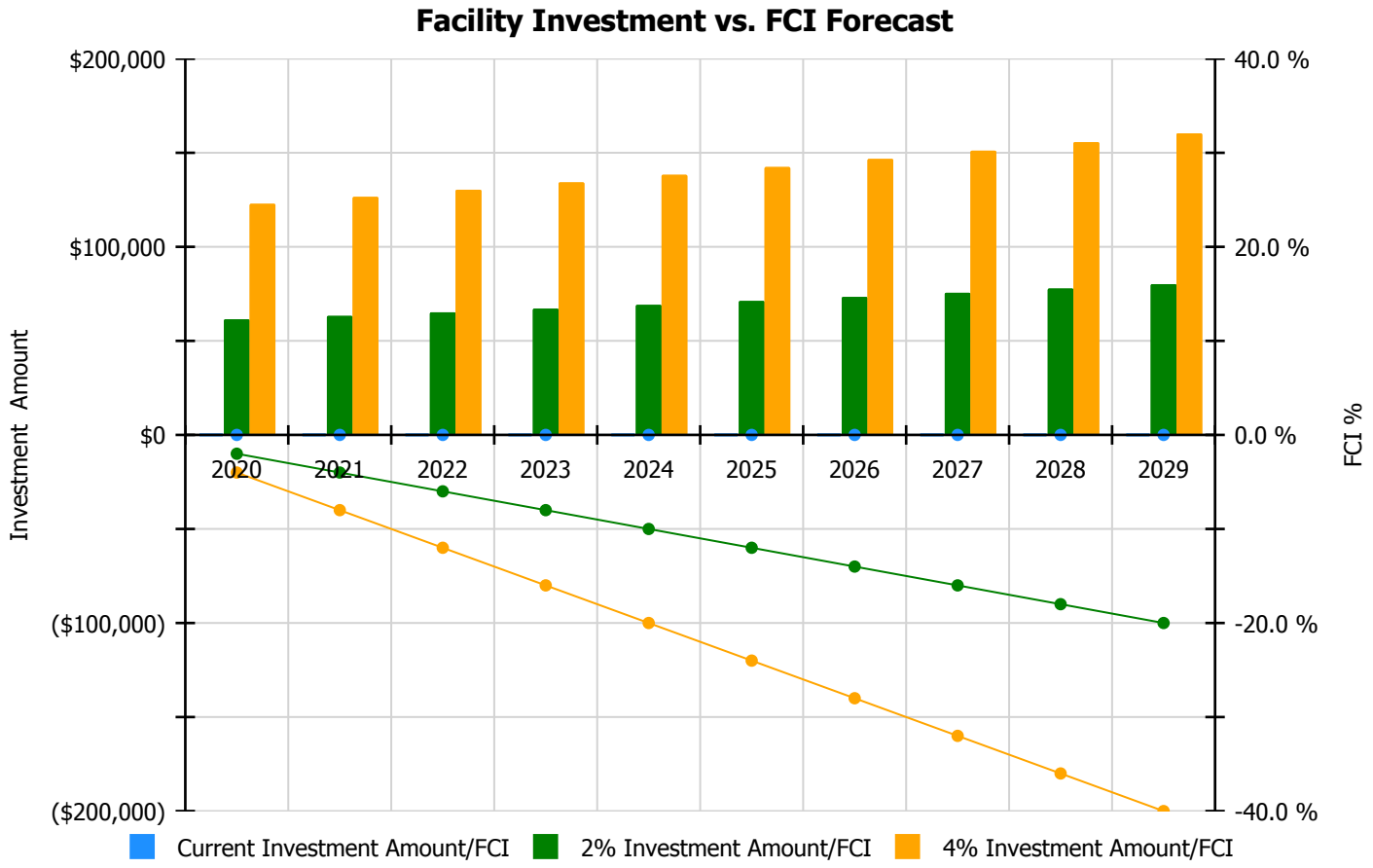
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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	$61,436.00	-2.00 %	$122,872.00	-4.00 %
2021	$0	$63,279.00	-4.00 %	$126,558.00	-8.00 %
2022	$0	$65,178.00	-6.00 %	$130,355.00	-12.00 %
2023	$0	$67,133.00	-8.00 %	$134,266.00	-16.00 %
2024	$0	$69,147.00	-10.00 %	$138,294.00	-20.00 %
2025	$0	$71,221.00	-12.00 %	$142,443.00	-24.00 %
2026	$0	$73,358.00	-14.00 %	$146,716.00	-28.00 %
2027	$0	$75,559.00	-16.00 %	$151,117.00	-32.00 %
2028	$0	$77,825.00	-18.00 %	$155,651.00	-36.00 %
2029	$0	$80,160.00	-20.00 %	$160,320.00	-40.00 %
Total:	**$0**	**$704,296.00**		**$1,408,592.00**	

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 #:	2564
Project:	APS Assessments 2019	Region:	761	Site:	Lin, Mary ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Poor	2.50	5.00	50.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Excel	1.50	1.50	100.00
General Classrooms				
Environment	Excel	4.65	4.65	100.00
Size	Excel	11.63	11.63	100.00
Location	Fair	2.27	3.49	65.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Excel	0.42	0.42	100.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
ECE				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Self-Contained Special Ed				
Environment	Excel	0.48	0.48	100.00
Size	Excel	1.20	1.20	100.00
Location	Fair	0.23	0.36	65.00
Storage/Fixed Equip	Poor	0.18	0.36	50.00
Instructional Resource Rooms				
Environment	Excel	0.72	0.72	100.00
Size	Excel	1.80	1.80	100.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Excel	0.40	0.40	100.00
Size	Fair	0.65	1.00	65.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Music				
Environment	Excel	0.74	0.74	100.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2564
Project:	APS Assessments 2019	Region:	761	Site:	Lin, Mary ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Good	0.44	0.56	80.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Excel	0.47	0.47	100.00
Size	Excel	1.17	1.17	100.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Excel	0.35	0.35	100.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	Excel	0.34	0.34	100.00
Size	Excel	0.85	0.85	100.00
Location	Good	0.20	0.26	80.00
Storage/Fixed Equip	Poor	0.13	0.26	50.00
P.E.				
Environment	Good	1.54	1.92	80.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Fair	0.39	0.60	65.00
Size	Excel	1.51	1.51	100.00
Location	Good	0.36	0.45	80.00
Storage/Fixed Equip	Poor	0.23	0.45	50.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Fair	1.58	2.44	65.00
Location	Good	0.58	0.73	80.00
Storage/Fixed Equip	Fair	0.48	0.73	65.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Good	2.05	2.56	80.00
Counseling	Good	0.23	0.29	80.00
Clinic	Excel	0.58	0.58	100.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Fair	3.25	5.00	65.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Fair	0.33	0.50	65.00
Outside				
Vehicular Traffic	Fair	1.30	2.00	65.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Good	0.65	0.81	80.00
Play Areas	Fair	1.52	2.34	65.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2564
Project:	APS Assessments 2019	Region:	761	Site:	Lin, Mary ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Excel	0.75	0.75	100.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Fair	1.95	3.00	65.00
Controlled Entrances	Excel	0.50	0.50	100.00
Total For Site:		**80.55**	**95.75**	**84.13**

Comments

Suitability - ES

Mary Lin Elementary School is a single building with 3 floors. It is a neighborhood school currently serving grades K-5. The original building was constructed in 1930 with additions and renovations in 1958, 1993, and 2014.

Suitability - ES->Learning Environment-->Learning Style Variety

There are few spaces in the building that provide opportunities for differentiated learning.

Suitability - ES->General Classrooms-->Location

There are several classrooms located near noisy areas including the cafeteria, gym, and music classrooms.

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

The counters and sinks in the elementary classrooms are not age-appropriate height.

Suitability - ES->Kindergarten-->Size

The kindergarten classrooms range from 90% to greater than 100% of the size standard.

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

The kindergarten classrooms do not have restrooms in or adjacent to the classrooms, there is one set of restrooms that is shared between 6 kindergarten classrooms and two first grade classrooms. The counters and sinks in the kindergarten classrooms are not age-appropriate height.

Suitability - ES->Self-Contained Special Ed-->Location

The special education classrooms are not located near the bus pick-up and drop-off area. One special education classroom is located adjacent to the cafeteria, causing a potential noise disturbance.

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

There is no special education classroom with a dedicated restroom, changing area, and shower. There is no washer or dryer in the building.

Suitability - ES->Science-->Size

The science room is 66% of the size standard.

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

There are no sinks or fountains in the music classrooms.

Suitability - ES->Computer Labs-->Size

The computer labs are 98% of the size standard.

Suitability - ES->Computer Labs-->Storage/Fixed Equip

There is no storage space in the computer lab for teaching materials or equipment.

Suitability - ES->P.E.-->Environment

There is excessive noise in the gym due to the lack of acoustical treatments.

Suitability - ES->P.E.-->Storage/Fixed Equip

The gym floor is made of wood, and is not rubberized.

Project #:	12382	County:	Atlanta Public Schools	Site #:	2564
Project:	APS Assessments 2019	Region:	761	Site:	Lin, Mary ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Performing Arts-->Environment

The auditorium has large windows along one wall with no window coverings, creating a problem if the room needed to be darkened for projector use or for performances.

Suitability - ES->Performing Arts-->Location

The auditorium is not located near restrooms for use during after school events and performances.

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

There is very little storage space for the auditorium or stage. The stage itself is being used as storage for chairs and other auditorium accessories.

Suitability - ES->Media Center-->Size

The media center is 69% of the size standard.

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

There is insufficient storage space in the building for technology and equipment.

Suitability - ES->Administration

The faculty mailboxes are located in the reception area.

Suitability - ES->Cafeteria

There is insufficient serving space for the student population, and students often have to wait too long in the serving line.

Suitability - ES->Custodial and Maintenance

There is no receiving and storage area for building maintenance and cleaning supplies and equipment.

Suitability - ES->Outside-->Vehicular Traffic

The service lane and loading dock is in conflict with the bus drop-off area. Parent pick-up and drop-off is on-street.

Suitability - ES->Outside-->Play Areas

The playground surfaces and equipment are not ADA accessible.

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

There is inadequate vehicular wayfinding signage identifying where visitors can park and where the parent pick-up and drop-off areas are located. There is no wayfinding signage directing visitors to the main office. None of the required entrance signs are present.

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

There are several areas in the building that students use as hiding areas. There is insufficient exterior lighting.