Atlanta Public Schools/ Mays Cluster

Mays High School

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	341,952
Year Built:	1981
Last Renovation:	
Replacement Value:	$72,523,926
Repair Cost:	$2,095,810.00
Total FCI:	2.89 %
Total RSLI:	62.72 %
FCA Score:	97.11

Description:

Mays High School is located at 3450 Benjamin E. Mays Drive SW in Atlanta, Georgia. The three story, 341,952 square foot building was originally constructed in 1970. There have been additions to the main school building constructed in 2001. In addition to the main building, the campus contains ancillary buildings; storage, concession/restrooms.

The Field house is an ancillary structure located on the Mays HS site. The superstructure is masonry with wood framing. Floor construction is slab on-grade. Roof construction is wood. The exterior enclosure is comprised of walls with brick veneer over CMU. There are no exterior windows at this facility. Exterior doors are hollow metal without glazing. Roofing is comprised of sloped surfaces with asphaltic shingles over plywood substrata.

The Greenhouse is an additional structure located on the Mays HS site. The superstructure is aluminum framed on load bearing CMU. Floor construction is slab on-grade. Roof construction is aluminum framed. The exterior knee wall is comprised of walls with brick veneer over CMU. Glazing is complete and in an aluminum framing system with fixed and operable panes. Exterior doors are aluminum framed with glazing. Roofing is comprised of sloped glazed surfaces.

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 does not have a basement of cast in-place construction.

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable 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 hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes 1 hydraulic elevators, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel 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 chillers. 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. 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, balconies 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 a natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, theater and stage, audio-visual, vehicle equipment, 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 not covered with a wet 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. There is no fall protection at the roof.

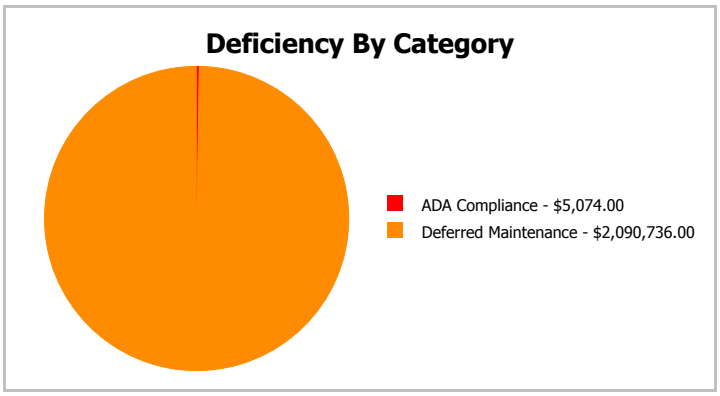
Attributes:

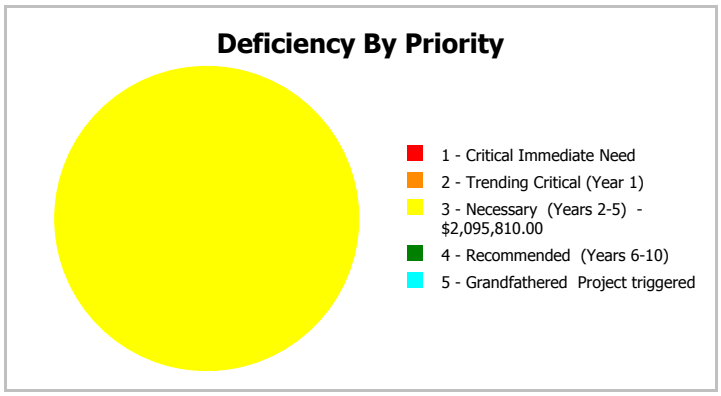
General Attributes:

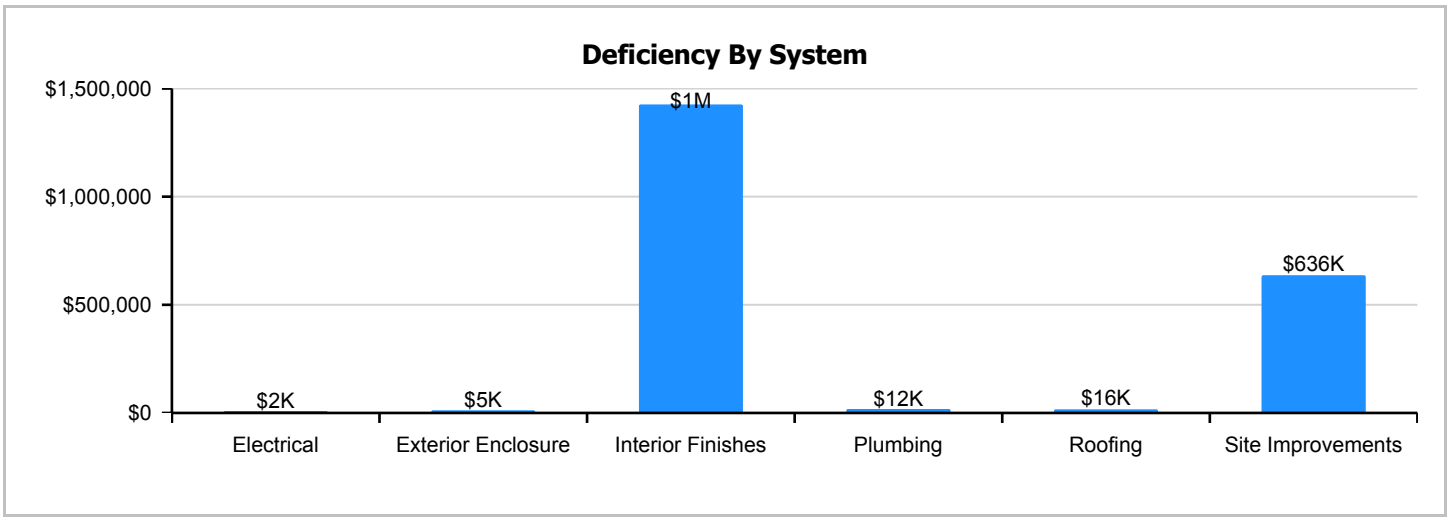
Arch Condition Assessor:	-	MEP Condition Assessor:	-
School Grades:	09, 10, 11, 12	DOE Drawing Total GSF:	339758
DOE Facility Number:	0182	Total # of Modular/Portables:	0
DOE Interior Site SF:	339758	Total GSF of Modular/Portables:	0
Approx. Acres:	70.4	Status:	Active

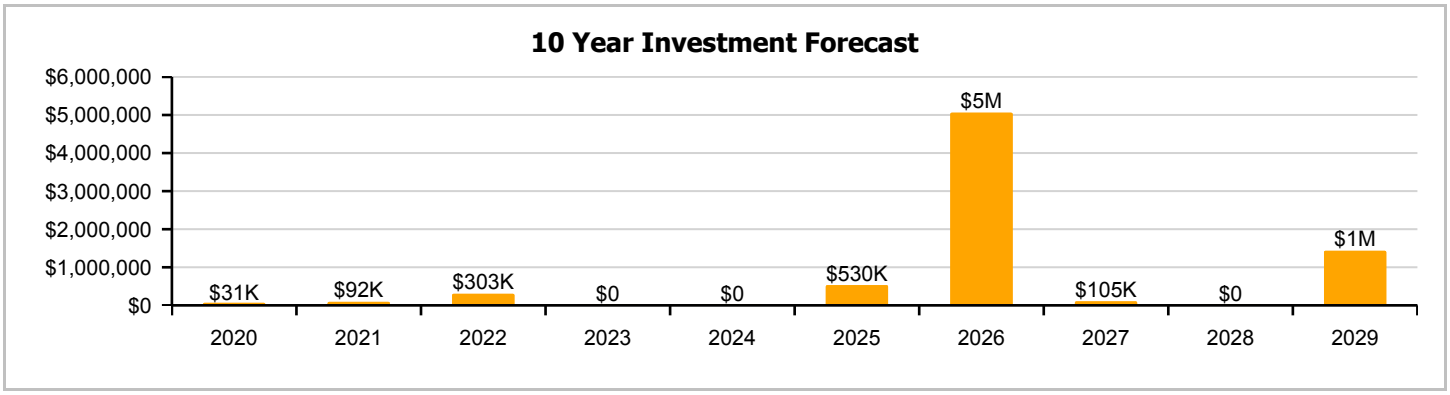
School Dashboard Summary

Gross Area:	341,952		
Year Built:	1981	Last Renovation:	
Repair Cost:	$2,095,810	Replacement Value:	$72,523,926
FCI:	2.89 %	RSLI%:	62.72 %









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	67.62 %	0.00 %	$0.00
B10 - Superstructure	67.59 %	0.00 %	$0.00
B20 - Exterior Enclosure	69.84 %	0.06 %	$5,074.00
B30 - Roofing	68.10 %	0.60 %	$15,648.00
C10 - Interior Construction	81.16 %	0.00 %	$0.00
C20 - Stairs	92.00 %	0.00 %	$0.00
C30 - Interior Finishes	43.65 %	24.03 %	$1,425,369.00
D10 - Conveying	60.00 %	0.00 %	$0.00
D20 - Plumbing	63.29 %	0.37 %	$11,715.00
D30 - HVAC	55.91 %	0.00 %	$0.00
D40 - Fire Protection	69.71 %	0.00 %	$0.00
D50 - Electrical	60.21 %	0.03 %	$2,315.00
E10 - Equipment	60.00 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
F10 - Special Construction	65.00 %	0.00 %	$0.00
G20 - Site Improvements	60.86 %	6.43 %	$635,689.00
G30 - Site Mechanical Utilities	24.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	73.33 %	0.00 %	$0.00
Totals:	**62.72 %**	**2.89 %**	**$2,095,810.00**

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
1981 Bldg 501.1	276,270	2.98	$0.00	$0.00	$1,405,070.00	$0.00	$0.00
1981 Fieldhouse	1,394	22.82	$0.00	$0.00	$55,051.00	$0.00	$0.00
2011 Bldg 5012_5013_5014	63,488	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2012 Greenhouse	800	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	341,952	4.62	$0.00	$0.00	$635,689.00	$0.00	$0.00
Total:		**2.89**	**$0.00**	**$0.00**	**$2,095,810.00**	**$0.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total: $2,095,810.00

Executive Summary

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Function:	High
Gross Area (SF):	276,270
Year Built:	1981
Last Renovation:	
Replacement Value:	$47,100,128
Repair Cost:	$1,405,070.00
Total FCI:	2.98 %
Total RSLI:	61.46 %
FCA Score:	97.02

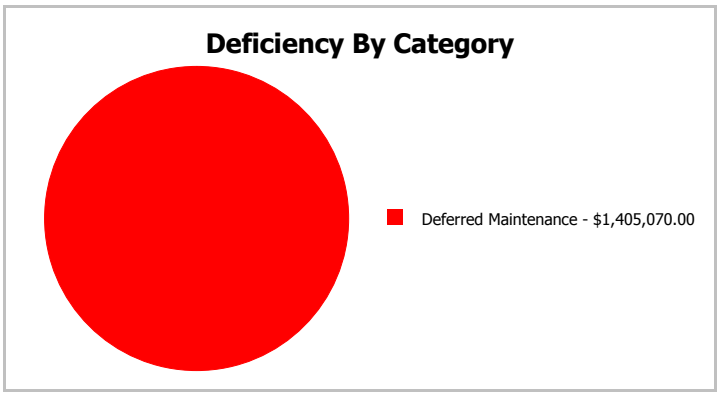
Description:

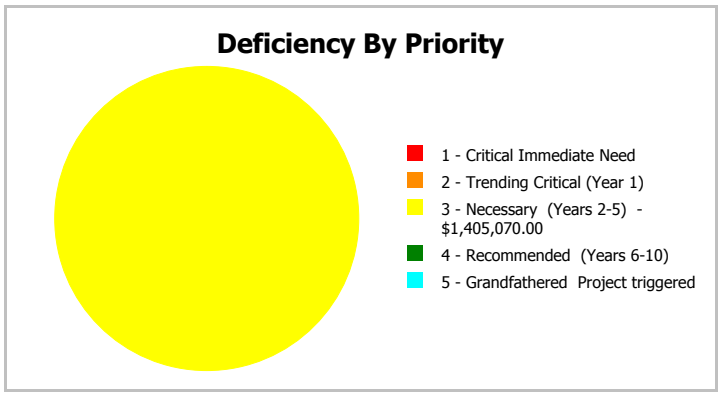
The narrative for this building is included in the Executive Summary Description at the front of this report.

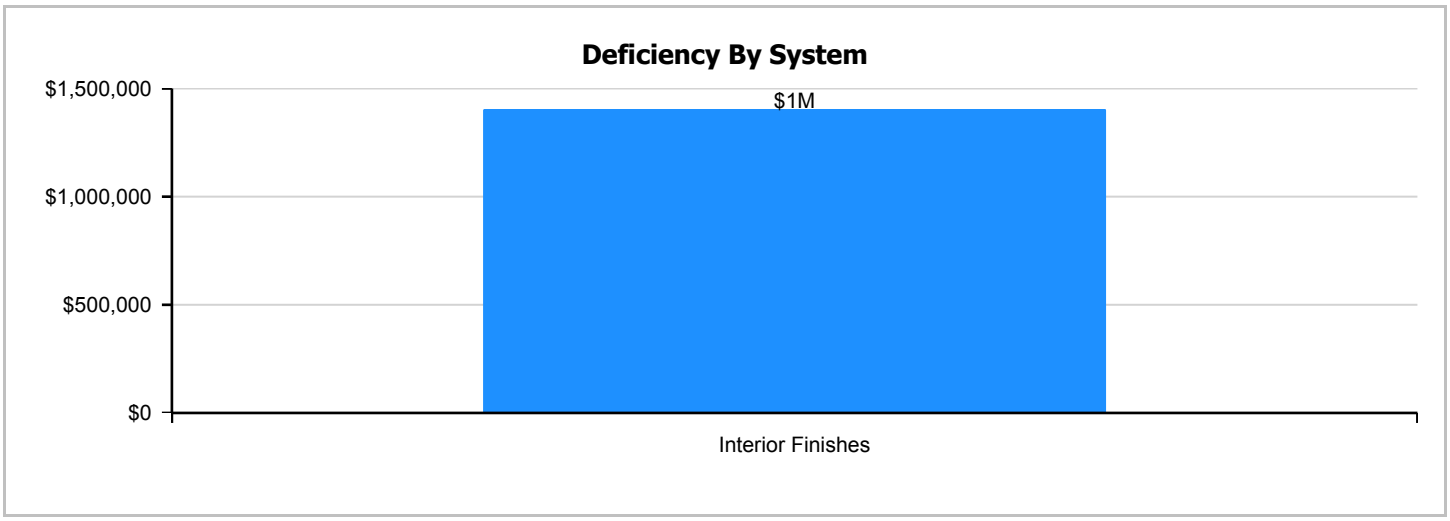
Attributes: This asset has no attributes.

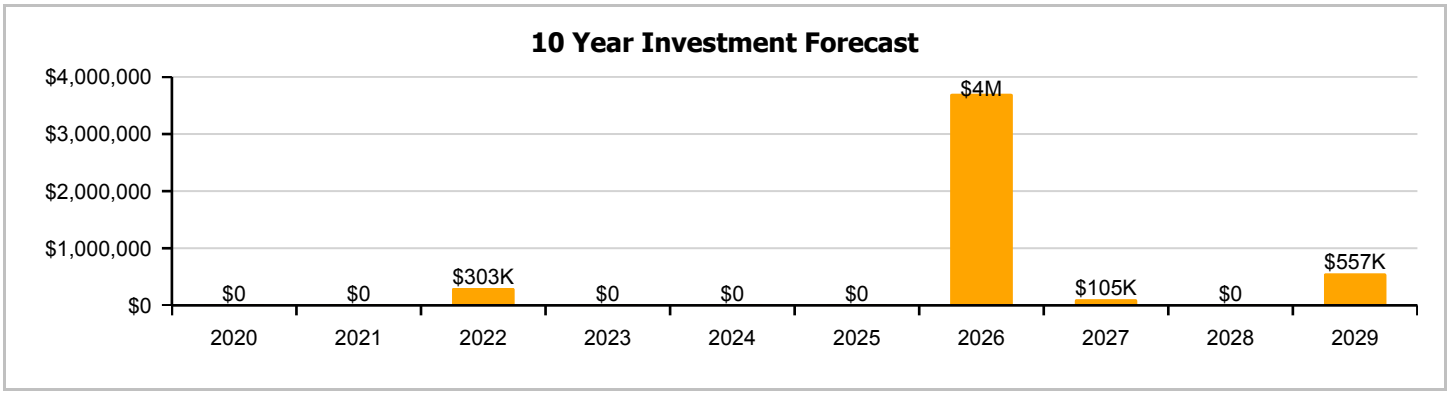
Dashboard Summary

Function:	High	Gross Area:	276,270
Year Built:	1981	Last Renovation:	
Repair Cost:	$1,405,070	Replacement Value:	$47,100,128
FCI:	2.98 %	RSLI%:	61.46 %









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	62.00 %	0.00 %	$0.00
B10 - Superstructure	62.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	66.60 %	0.00 %	$0.00
B30 - Roofing	68.36 %	0.00 %	$0.00
C10 - Interior Construction	81.14 %	0.00 %	$0.00
C20 - Stairs	92.00 %	0.00 %	$0.00
C30 - Interior Finishes	36.72 %	32.32 %	$1,405,070.00
D10 - Conveying	60.00 %	0.00 %	$0.00
D20 - Plumbing	63.51 %	0.00 %	$0.00
D30 - HVAC	56.00 %	0.00 %	$0.00
D40 - Fire Protection	69.71 %	0.00 %	$0.00
D50 - Electrical	60.36 %	0.00 %	$0.00
E10 - Equipment	60.00 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
Totals:	**61.46 %**	**2.98 %**	**$1,405,070.00**

Photo Album

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

1). Southwest Elevation - Dec 03, 2019

2). West Elevation - Dec 03, 2019

3). West Elevation - Dec 03, 2019

4). Northeast Elevation - Dec 03, 2019

5). East Elevation - Dec 03, 2019

6). East Elevation - Dec 03, 2019

7). East Elevation - Dec 03, 2019

8). East Elevation - Dec 03, 2019

9). East Elevation - Dec 03, 2019

10). Southeast Elevation - Dec 03, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.22	S.F.	276,270	100	1981	2081		62.00 %	0.00 %	62			$1,718,399
A1030	Slab on Grade	$6.25	S.F.	276,270	100	1981	2081		62.00 %	0.00 %	62			$1,726,688
B1010	Floor Construction	$16.26	S.F.	276,270	100	1981	2081		62.00 %	0.00 %	62			$4,492,150
B1020	Roof Construction	$12.17	S.F.	276,270	100	1981	2081		62.00 %	0.00 %	62			$3,362,206
B2010	Exterior Walls	$13.82	S.F.	276,270	100	1981	2081		62.00 %	0.00 %	62			$3,818,051
B2020	Exterior Windows	$8.63	S.F.	276,270	30	2011	2041		73.33 %	0.00 %	22			$2,384,210
B2030	Exterior Doors	$0.82	S.F.	276,270	30	2011	2041		73.33 %	0.00 %	22			$226,541
B3010105	Built-Up	$7.15	S.F.	276,270	25	2011	2036		68.00 %	0.00 %	17			$1,975,331
B3020	Roof Openings	$0.52	S.F.	276,270	30	2011	2041		73.33 %	0.00 %	22			$143,660
C1010	Partitions	$5.58	S.F.	276,270	100	2011	2111		92.00 %	0.00 %	92			$1,541,587
C1020	Interior Doors	$3.65	S.F.	276,270	40	2011	2051		80.00 %	0.00 %	32			$1,008,386
C1030	Fittings	$2.67	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$737,641
C2010	Stair Construction	$2.85	S.F.	276,270	100	2011	2111		92.00 %	0.00 %	92			$787,370
C3010220	Tile	$9.25	S.F.	20,000	30	1981	2011	2022	10.00 %	0.00 %	3			$185,000
C3010230	Paint & Covering	$1.47	S.F.	256,270	10	1981	1991		0.00 %	0.00 %	-28			$376,717
C3020405	Epoxy	$17.30	S.F.	5,000	15	1981	1996		0.00 %	118.00 %	-23		$102,070.00	$86,500
C3020901	Carpet	$7.50	S.F.	10,000	8	1981	1989		0.00 %	110.00 %	-30		$82,500.00	$75,000
C3020903	VCT	$3.48	S.F.	226,270	15	1981	1996		0.00 %	155.00 %	-23		$1,220,500.00	$787,420
C3020999	Other - Wood	$13.79	S.F.	25,000	50	1981	2031		24.00 %	0.00 %	12			$344,750
C3030	Ceiling Finishes	$9.02	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$2,491,955
D1010	Elevators and Lifts	$1.25	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$345,338
D2010	Plumbing Fixtures	$6.39	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$1,765,365
D2020	Domestic Water Distribution	$0.75	S.F.	276,270	30	2011	2041		73.33 %	0.00 %	22			$207,203
D2030	Sanitary Waste	$1.69	S.F.	276,270	30	2011	2041		73.33 %	0.00 %	22			$466,896
D2040	Rain Water Drainage	$0.45	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$124,322
D3020	Heat Generating Systems	$3.60	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$994,572
D3030	Cooling Generating Systems	$6.08	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$1,679,722
D3040	Distribution Systems	$10.69	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$2,953,326
D3050	Terminal & Package Units	$6.66	S.F.	276,270	15	2011	2026		46.67 %	0.00 %	7			$1,839,958
D3060	Controls & Instrumentation	$2.20	S.F.	276,270	15	2011	2026		46.67 %	0.00 %	7			$607,794
D3090	Other HVAC Systems/Equip	$0.09	S.F.	276,270	25	2011	2036		68.00 %	0.00 %	17			$24,864
D4010	Sprinklers	$4.11	S.F.	276,270	30	2011	2041		73.33 %	0.00 %	22			$1,135,470

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D4020	Standpipes	$0.34	S.F.	276,270	30	2011	2041		73.33 %	0.00 %	22			$93,932
D4030	Fire Protection Specialties	$0.09	S.F.	276,270	15	2011	2026		46.67 %	0.00 %	7			$24,864
D4090	Other Fire Protection Systems	$0.61	S.F.	276,270	15	2011	2026		46.67 %	0.00 %	7			$168,525
D5010	Electrical Service/Distribution	$2.34	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$646,472
D5020	Branch Wiring	$4.75	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$1,312,283
D5020	Lighting	$7.13	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$1,969,805
D5030810	Security & Detection Systems	$1.51	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$417,168
D5030910	Fire Alarm Systems	$2.74	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$756,980
D5030920	Data Communication	$1.51	S.F.	276,270	25	2011	2036		68.00 %	0.00 %	17			$417,168
D5090	Other Electrical Systems	$0.35	S.F.	276,270	15	2011	2026		46.67 %	0.00 %	7			$96,695
E1020	Institutional Equipment	$0.12	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$33,152
E1090	Other Equipment	$0.78	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$215,491
E2010	Fixed Furnishings	$1.93	S.F.	276,270	20	2011	2031		60.00 %	0.00 %	12			$533,201
								Total	**61.46 %**	**2.98 %**			**$1,405,070.00**	**$47,100,128**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



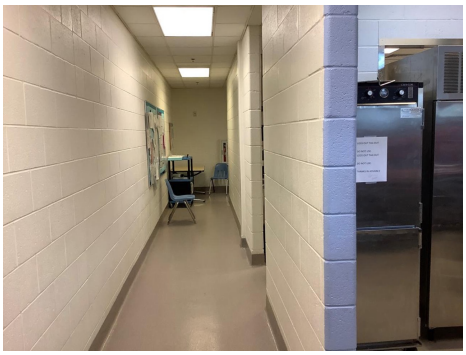
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions


Note:

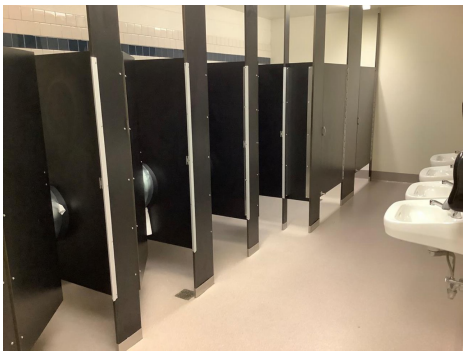
System: C1020 - Interior Doors



Note:

System: C1030 - Fittings





Note:

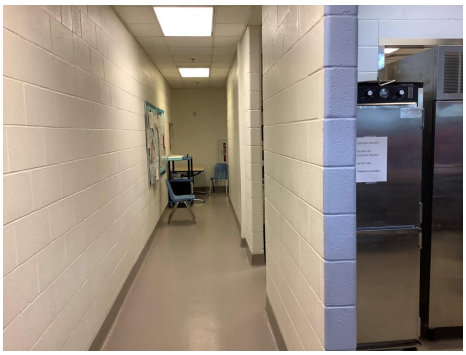
System: C2010 - Stair Construction

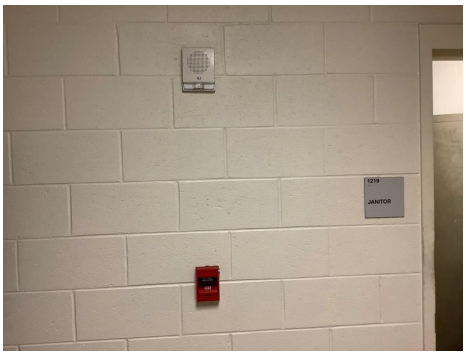
Note:

System: C3010220 - Tile

Note:

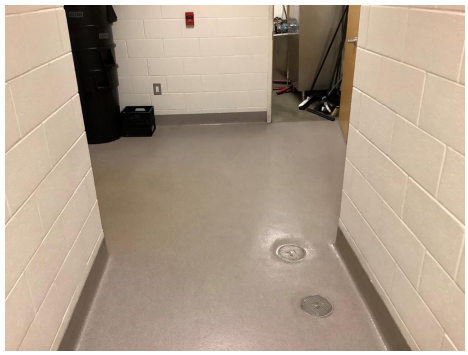
System: C3010230 - Paint & Covering





Note:

System: C3020405 - Epoxy



Note:

System: C3020901 - Carpet

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: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



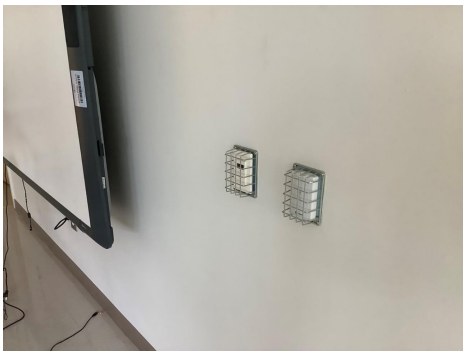
Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation




Note:

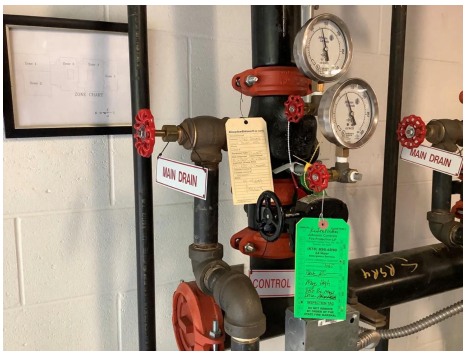
System: D3090 - Other HVAC Systems/Equip


Note:

System: D4010 - Sprinklers

Note:

System: D4020 - Standpipes



Note:

System: D4030 - Fire Protection Specialties

Note:

System: D4090 - Other Fire Protection Systems

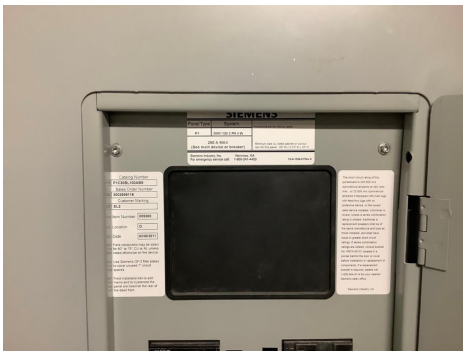


Note:

System: D5010 - Electrical Service/Distribution


Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

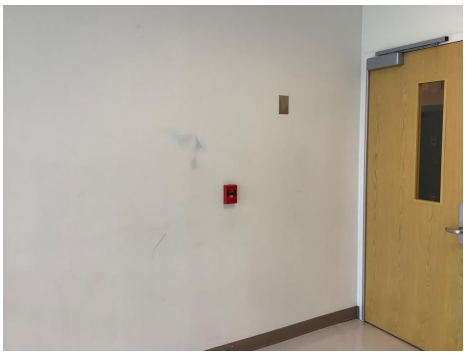


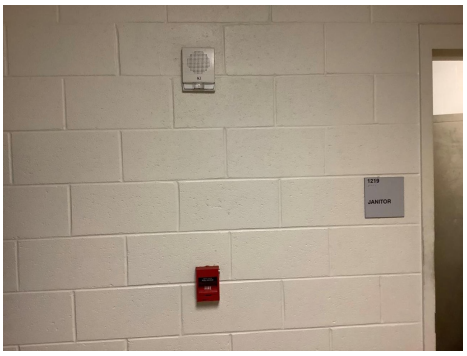
Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

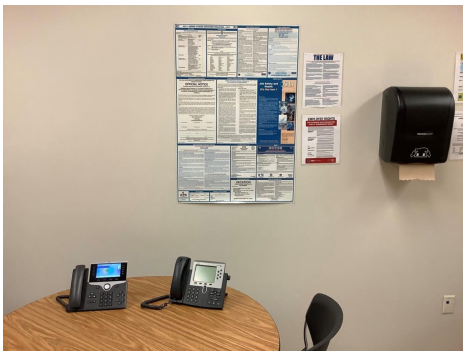




Note:

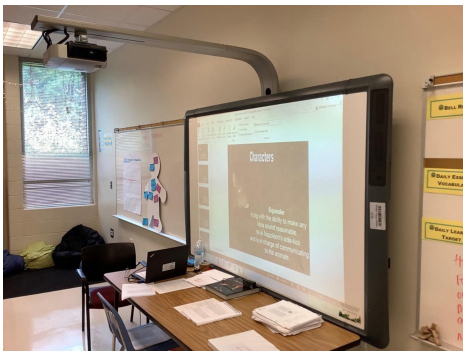
System: D5030920 - Data Communication





Note:

System: E1020 - Institutional Equipment


Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,405,070**	**$0**	**$0**	**$303,232**	**$0**	**$0**	**$0**	**$3,703,912**	**$104,509**	**$0**	**$556,904**	**$6,073,626**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**

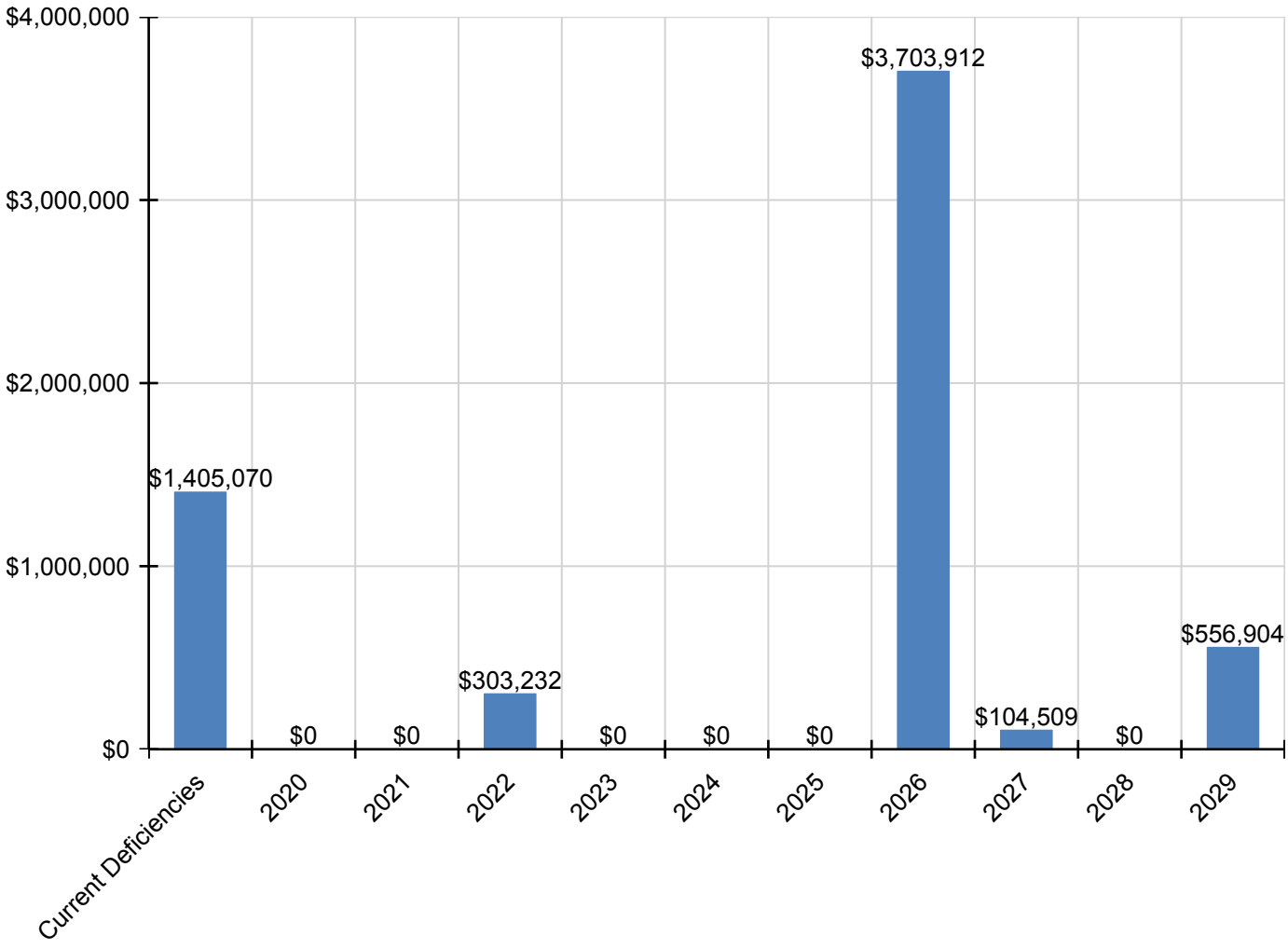
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$303,232	$0	$0	$0	$0	$0	$0	$0	**$303,232**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$556,904	**$556,904**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$102,070	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$102,070**
C3020901 - Carpet	$82,500	$0	$0	$0	$0	$0	$0	$0	$104,509	$0	$0	**$187,009**
C3020903 - VCT	$1,220,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,220,500**
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**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$2,489,208	$0	$0	$0	**$2,489,208**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$822,260	$0	$0	$0	**$822,260**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$33,638	$0	$0	$0	**$33,638**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$0	$227,990	$0	$0	$0	**$227,990**
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**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
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	$130,814	$0	$0	$0	**$130,814**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

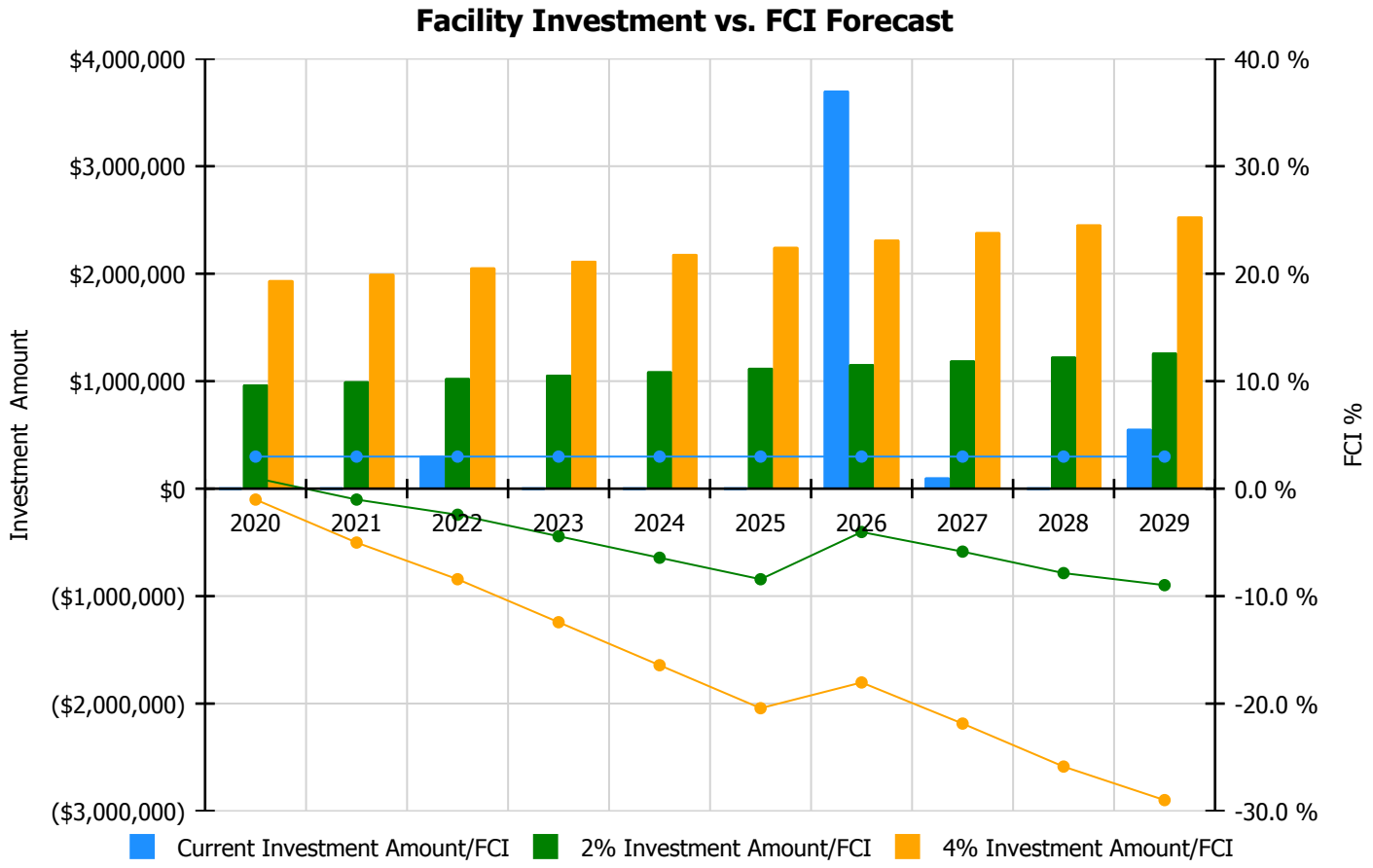
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

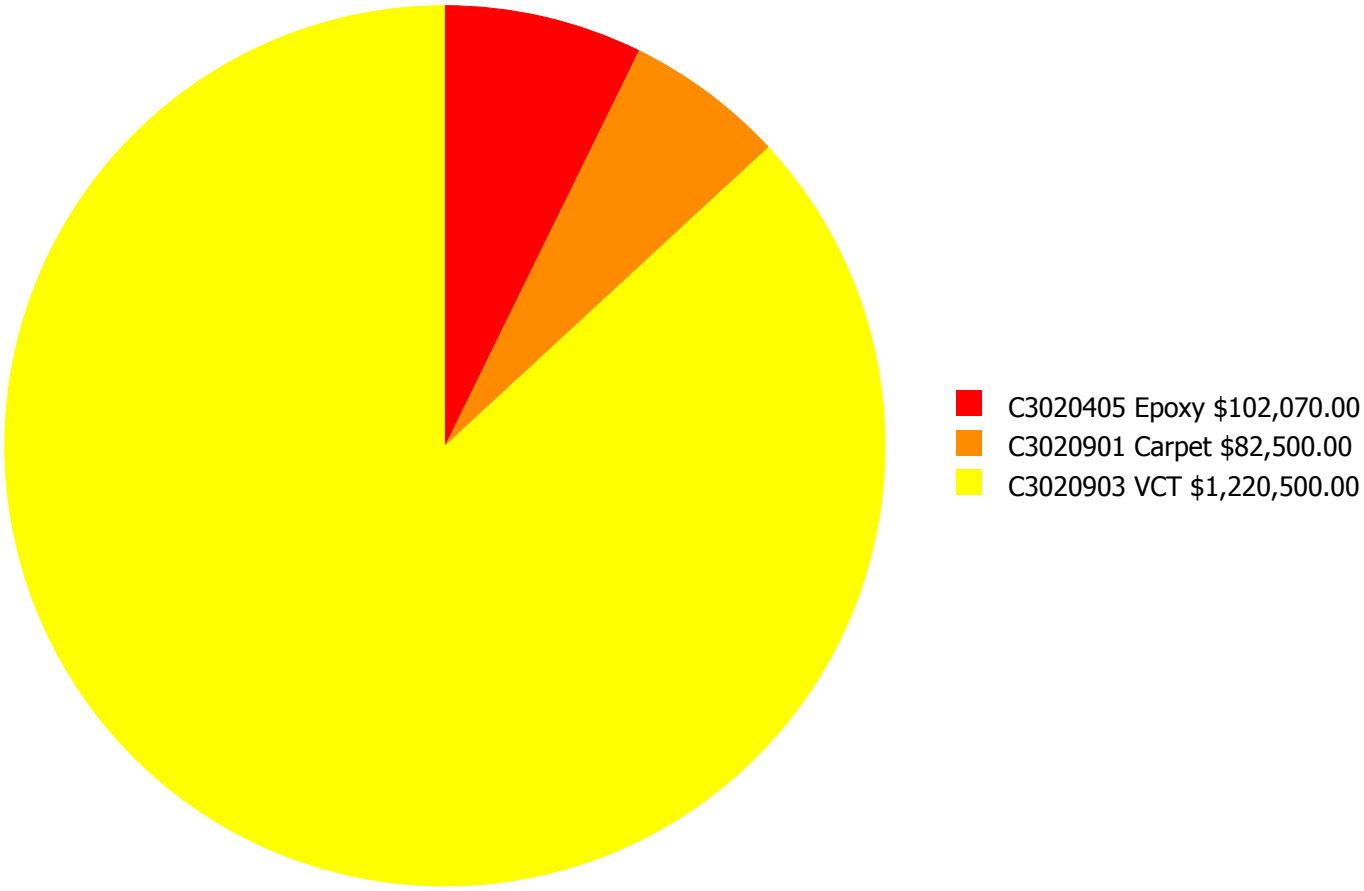
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 2.98%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$970,263.00	0.98 %	$1,940,525.00	-1.02 %
2021	$0	$999,371.00	-1.02 %	$1,998,741.00	-5.02 %
2022	$303,232	$1,029,352.00	-2.43 %	$2,058,703.00	-8.43 %
2023	$0	$1,060,232.00	-4.43 %	$2,120,464.00	-12.43 %
2024	$0	$1,092,039.00	-6.43 %	$2,184,078.00	-16.43 %
2025	$0	$1,124,800.00	-8.43 %	$2,249,601.00	-20.43 %
2026	$3,703,912	$1,158,544.00	-4.03 %	$2,317,089.00	-18.03 %
2027	$104,509	$1,193,301.00	-5.86 %	$2,386,601.00	-21.86 %
2028	$0	$1,229,100.00	-7.86 %	$2,458,199.00	-25.86 %
2029	$556,904	$1,265,973.00	-8.98 %	$2,531,945.00	-28.98 %
Total:	**$4,668,556**	**$11,122,975.00**		**$22,245,946.00**	

Deficiency Summary by System

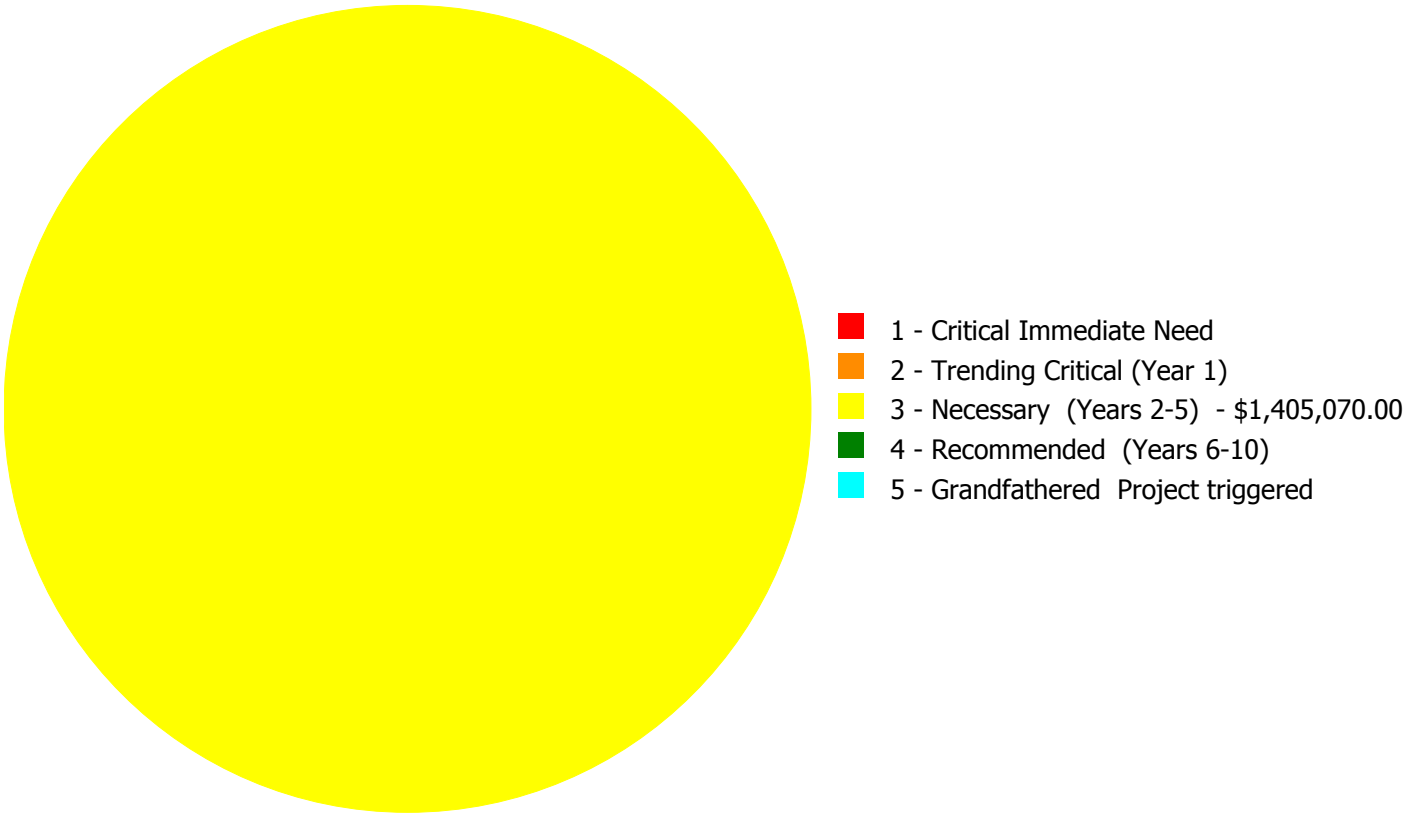
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,405,070.00

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: $1,405,070.00

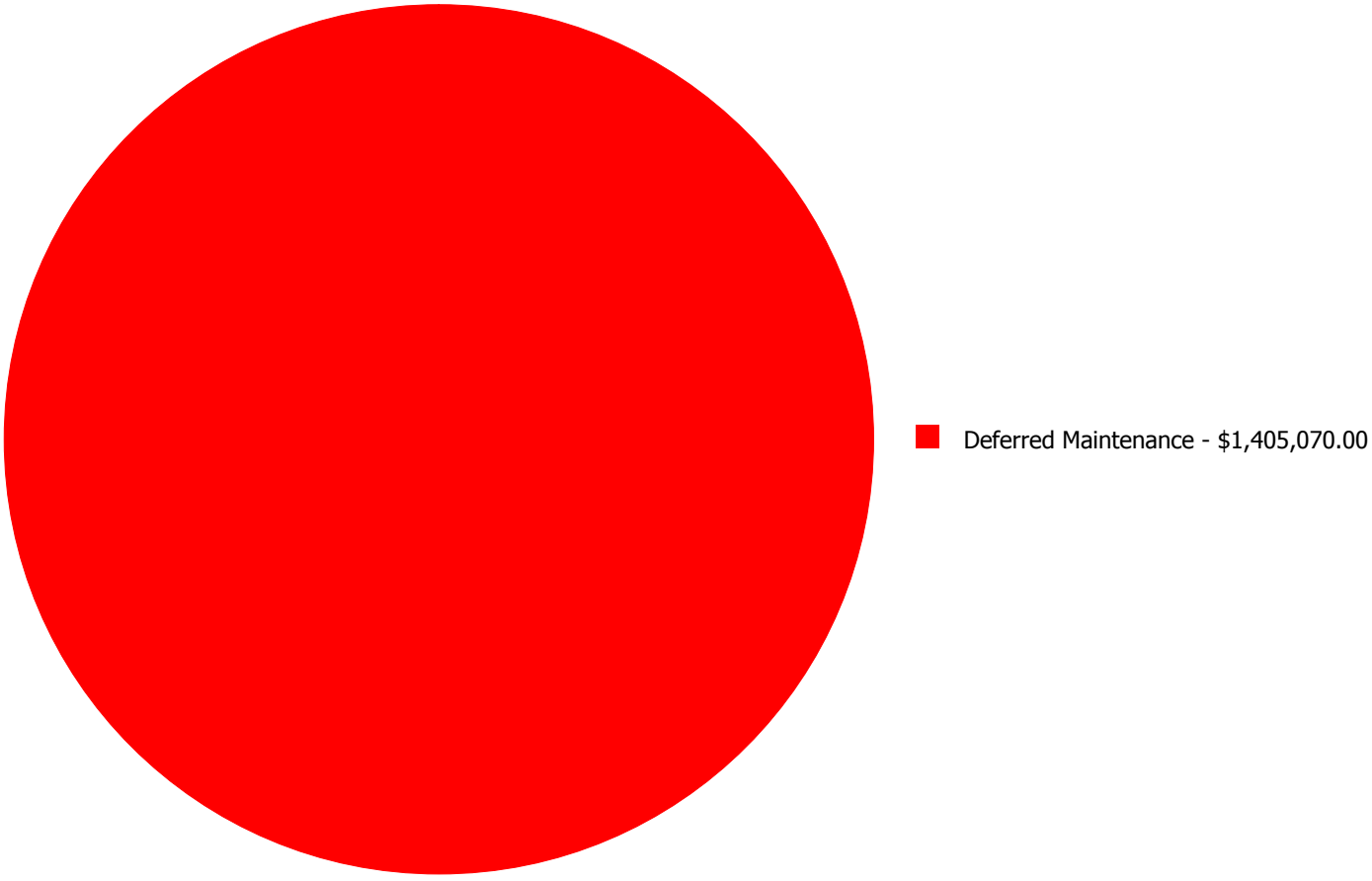
Deficiency By Priority Investment Table

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
C3020405	Epoxy	$0.00	$0.00	$102,070.00	$0.00	$0.00	$102,070.00
C3020901	Carpet	$0.00	$0.00	$82,500.00	$0.00	$0.00	$82,500.00
C3020903	VCT	$0.00	$0.00	$1,220,500.00	$0.00	$0.00	$1,220,500.00
	Total:	$0.00	$0.00	$1,405,070.00	$0.00	$0.00	$1,405,070.00

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: $1,405,070.00

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: C3020405 - Epoxy

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $102,070.00
Assessor Name: Homero Guerrero
Date Created: 12/17/2019

Notes: The Epoxy finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: C3020901 - Carpet

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,000.00
Unit of Measure: S.F.
Estimate: $82,500.00
Assessor Name: Homero Guerrero
Date Created: 12/17/2019

Notes: The carpet foor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: C3020903 - VCT

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 226,270.00
Unit of Measure: S.F.
Estimate: $1,220,500.00
Assessor Name: Homero Guerrero
Date Created: 12/17/2019

Notes: The VCT floor finish is beyond its expected service life, worn and damaged, and is recommended 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:	High
Gross Area (SF):	1,394
Year Built:	1981
Last Renovation:	
Replacement Value:	$241,257
Repair Cost:	$55,051.00
Total FCI:	22.82 %
Total RSLI:	43.12 %
FCA Score:	77.18

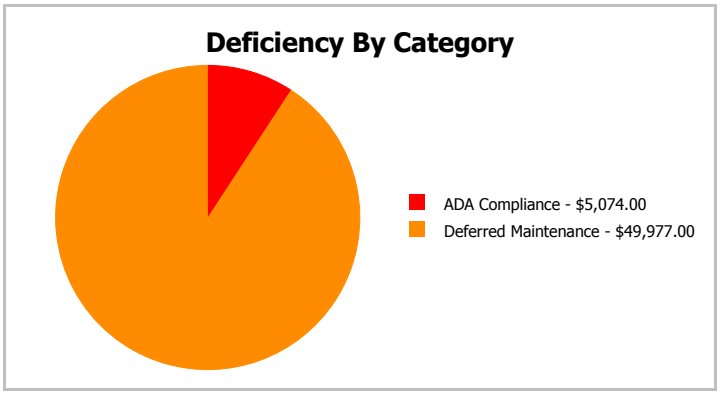
Description:

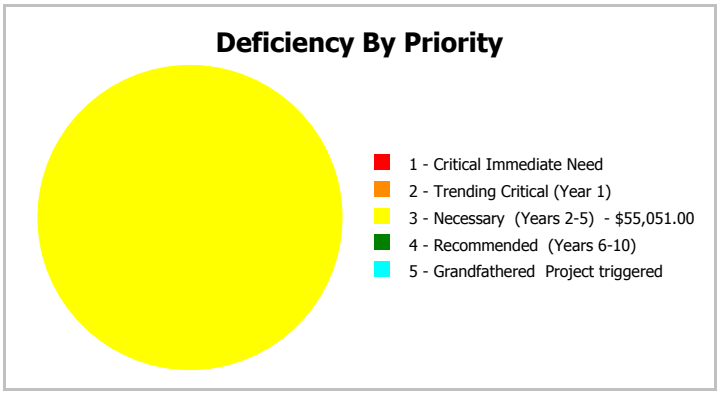
The narrative for this building is included in the Executive Summary Description at the front of this report.

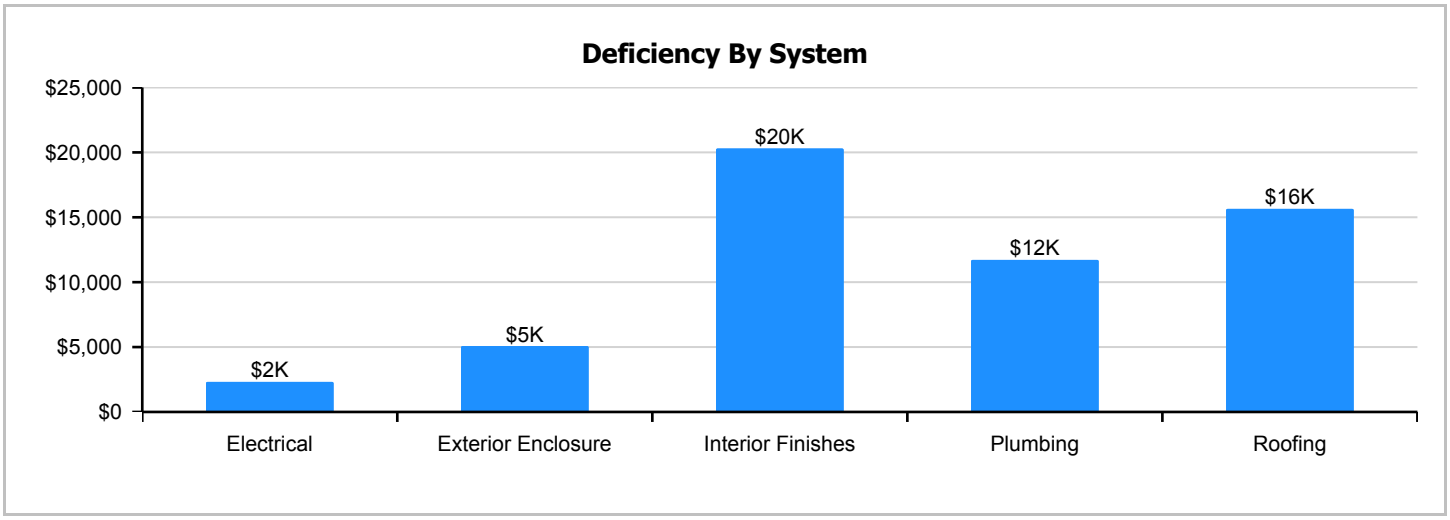
Attributes: This asset has no attributes.

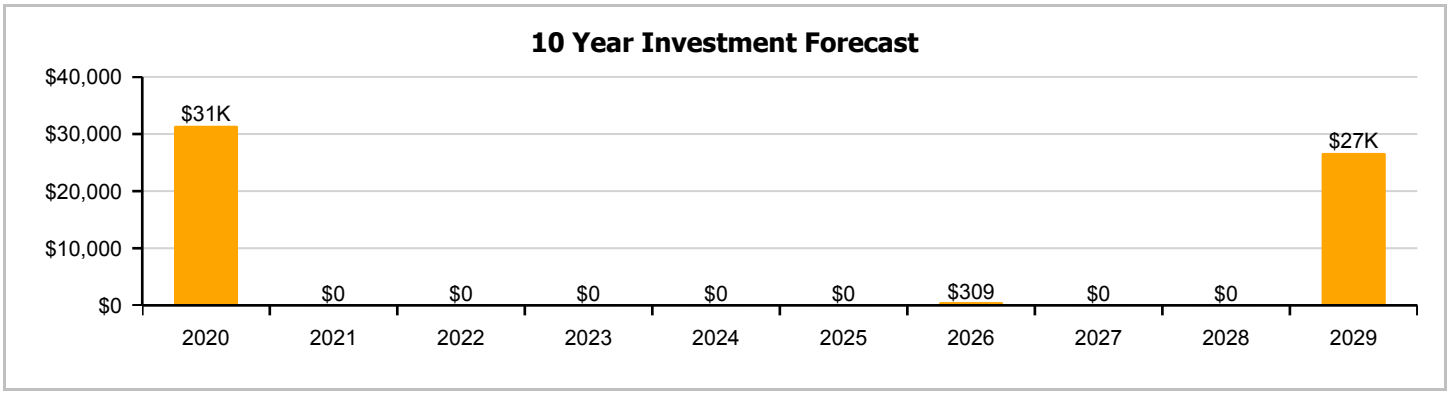
Dashboard Summary

Function:	High	Gross Area:	1,394
Year Built:	1981	Last Renovation:	
Repair Cost:	$55,051	Replacement Value:	$241,257
FCI:	22.82 %	RSLI%:	43.12 %









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	62.00 %	0.00 %	$0.00
B10 - Superstructure	49.33 %	0.00 %	$0.00
B20 - Exterior Enclosure	38.03 %	22.91 %	$5,074.00
B30 - Roofing	0.00 %	157.00 %	$15,648.00
C10 - Interior Construction	83.64 %	0.00 %	$0.00
C30 - Interior Finishes	18.34 %	61.97 %	$20,299.00
D20 - Plumbing	32.49 %	50.44 %	$11,715.00
D30 - HVAC	5.00 %	0.00 %	$0.00
D40 - Fire Protection	46.67 %	0.00 %	$0.00
D50 - Electrical	51.94 %	5.54 %	$2,315.00
E10 - Equipment	60.00 %	0.00 %	$0.00
Totals:	**43.12 %**	**22.82 %**	**$55,051.00**

Photo Album

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

1). East Elevation - Dec 03, 2019

2). East Elevation - Dec 03, 2019

3). North Elevation - Dec 03, 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	$11.94	S.F.	1,394	100	1981	2081		62.00 %	0.00 %	62			$16,644
A1020	Special Foundations	$8.76	S.F.	1,394	100	1981	2081		62.00 %	0.00 %	62			$12,211
B1020	Roof Construction	$6.44	S.F.	1,394	75	1981	2056		49.33 %	0.00 %	37			$8,977
B2010	Exterior Walls	$12.25	S.F.	1,394	75	1981	2056		49.33 %	0.00 %	37			$17,077
B2030	Exterior Doors	$3.64	S.F.	1,394	30	1981	2011		0.00 %	100.00 %	-8		$5,074.00	$5,074
B3010105	Built-Up	$7.15	S.F.	1,394	25	1981	2006		0.00 %	157.00 %	-13		$15,648.00	$9,967
C1010	Partitions	$14.66	S.F.	1,394	100	2011	2111		92.00 %	0.00 %	92			$20,436
C1020	Interior Doors	$1.99	S.F.	1,394	40	2011	2051		80.00 %	0.00 %	32			$2,774
C1030	Fittings	$4.88	S.F.	1,394	20	2011	2031		60.00 %	0.00 %	12			$6,803
C3010230	Paint & Covering	$1.47	S.F.	1,394	10	1981	1991		0.00 %	0.00 %	-28			$2,049
C3020420	Ceramic Tile	$16.74	S.F.	294	50	1981	2031		24.00 %	0.00 %	12			$4,922
C3020903	VCT	$3.48	S.F.	500	15	1981	1996		0.00 %	155.00 %	-23		$2,697.00	$1,740
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	600	10	1981	1991		0.00 %	110.00 %	-28		$17,602.00	$16,002
C3030	Ceiling Finishes	$5.77	S.F.	1,394	20	2011	2031		60.00 %	0.00 %	12			$8,043
D2010	Plumbing Fixtures	$9.02	S.F.	1,394	20	2011	2031		60.00 %	0.00 %	12			$12,574
D2020	Domestic Water Distribution	$4.46	S.F.	1,394	30	1981	2011		0.00 %	110.00 %	-8		$6,839.00	$6,217
D2030	Sanitary Waste	$3.18	S.F.	1,394	30	1981	2011		0.00 %	109.99 %	-8		$4,876.00	$4,433
D3040	Distribution Systems	$17.16	S.F.	1,394	20	2000	2020		5.00 %	0.00 %	1			$23,921
D4030	Fire Protection Specialties	$0.18	S.F.	1,394	15	2011	2026		46.67 %	0.00 %	7			$251
D5010	Electrical Service/Distribution	$5.63	S.F.	1,394	20	2011	2031		60.00 %	0.00 %	12			$7,848
D5020	Branch Wiring	$8.02	S.F.	1,394	20	2011	2031		60.00 %	0.00 %	12			$11,180
D5020	Lighting	$12.05	S.F.	1,394	20	2011	2031		60.00 %	0.00 %	12			$16,798
D5030810	Security & Detection Systems	$1.51	S.F.	1,394	20	1981	2001		0.00 %	109.98 %	-18		$2,315.00	$2,105
D5030910	Fire Alarm Systems	$2.74	S.F.	1,394	20	2000	2020		5.00 %	0.00 %	1			$3,820
E1020	Institutional Equipment	$13.91	S.F.	1,394	20	2011	2031		60.00 %	0.00 %	12			$19,391
								Total	**43.12 %**	**22.82 %**			**$55,051.00**	**$241,257**

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:

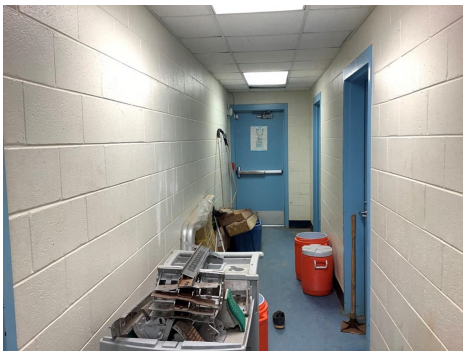
System: B2030 - Exterior Doors

Note:

System: B3010105 - Built-Up

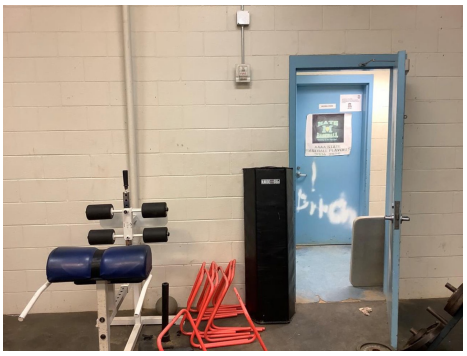
Note:

System: C1010 - Partitions



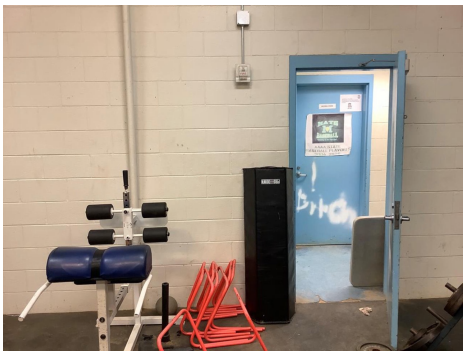
Note:

System: C1020 - Interior Doors



Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile

Note:

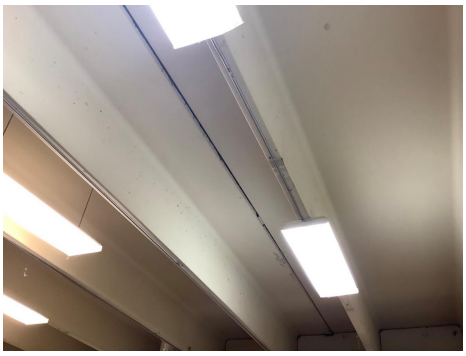
System: C3020903 - VCT

Note:

System: C3020999 - Other - Rubber or Neoprene

Note:

System: C3030 - Ceiling Finishes

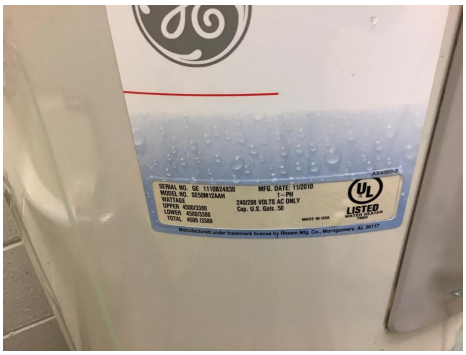


Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D3040 - Distribution 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: E1020 - Institutional Equipment

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%

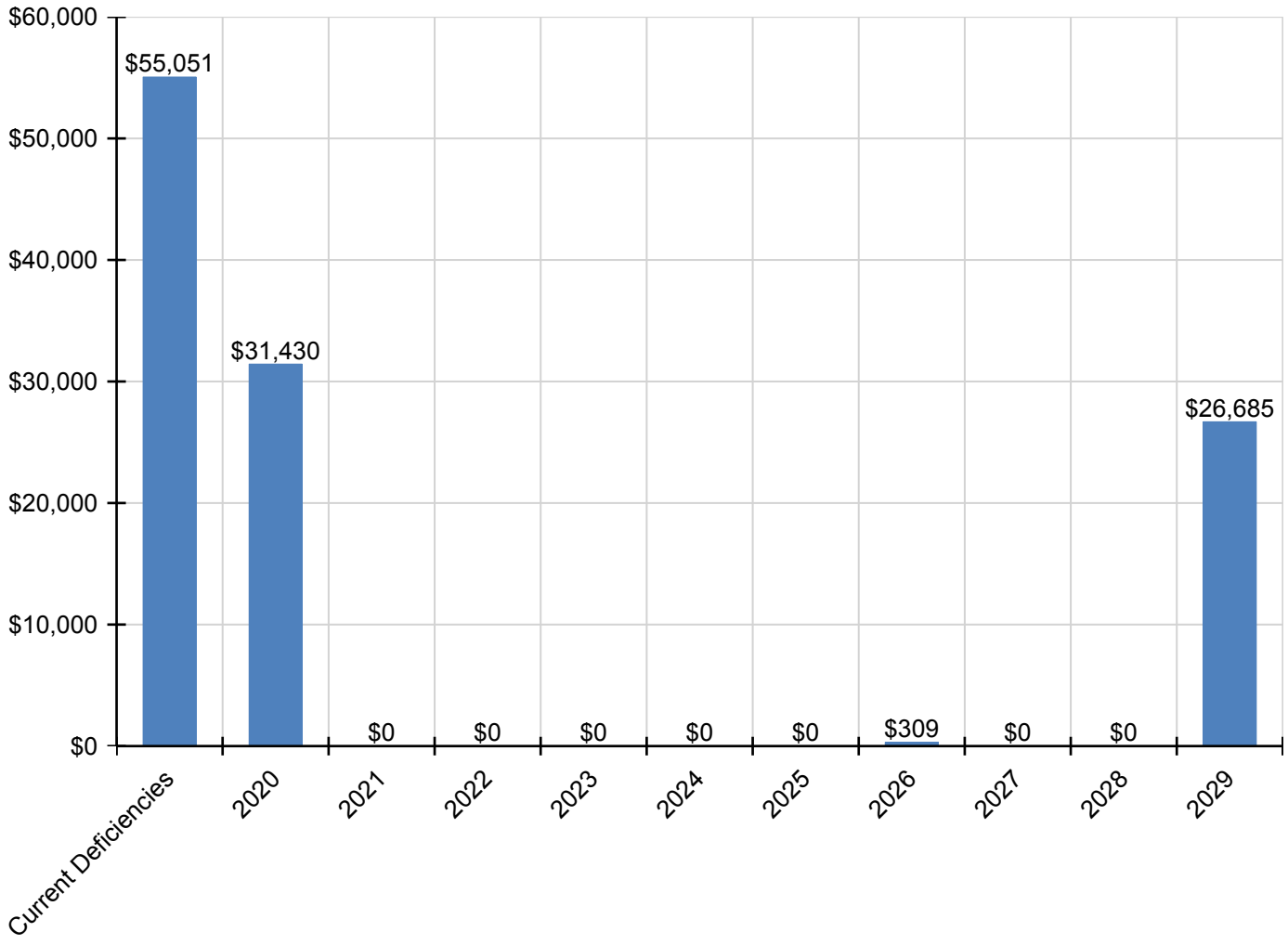
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$55,051**	**$31,430**	**$0**	**$0**	**$0**	**$0**	**$0**	**$309**	**$0**	**$0**	**$26,685**	**$113,475**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1020 - Special Foundations**	$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**
B2030 - Exterior Doors	$5,074	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,074**
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	$15,648	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,648**
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	$0	$0	$0	$0	$0	$3,029	**$3,029**
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**
C3020903 - VCT	$2,697	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,697**
C3020999 - Other - Rubber or Neoprene	$17,602	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,656	**$41,258**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
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	$6,839	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,839**
D2030 - Sanitary Waste	$4,876	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,876**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$27,102	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,102**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$309	$0	$0	$0	**$309**
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	$2,315	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,315**
D5030910 - Fire Alarm Systems	$0	$4,328	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,328**
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**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

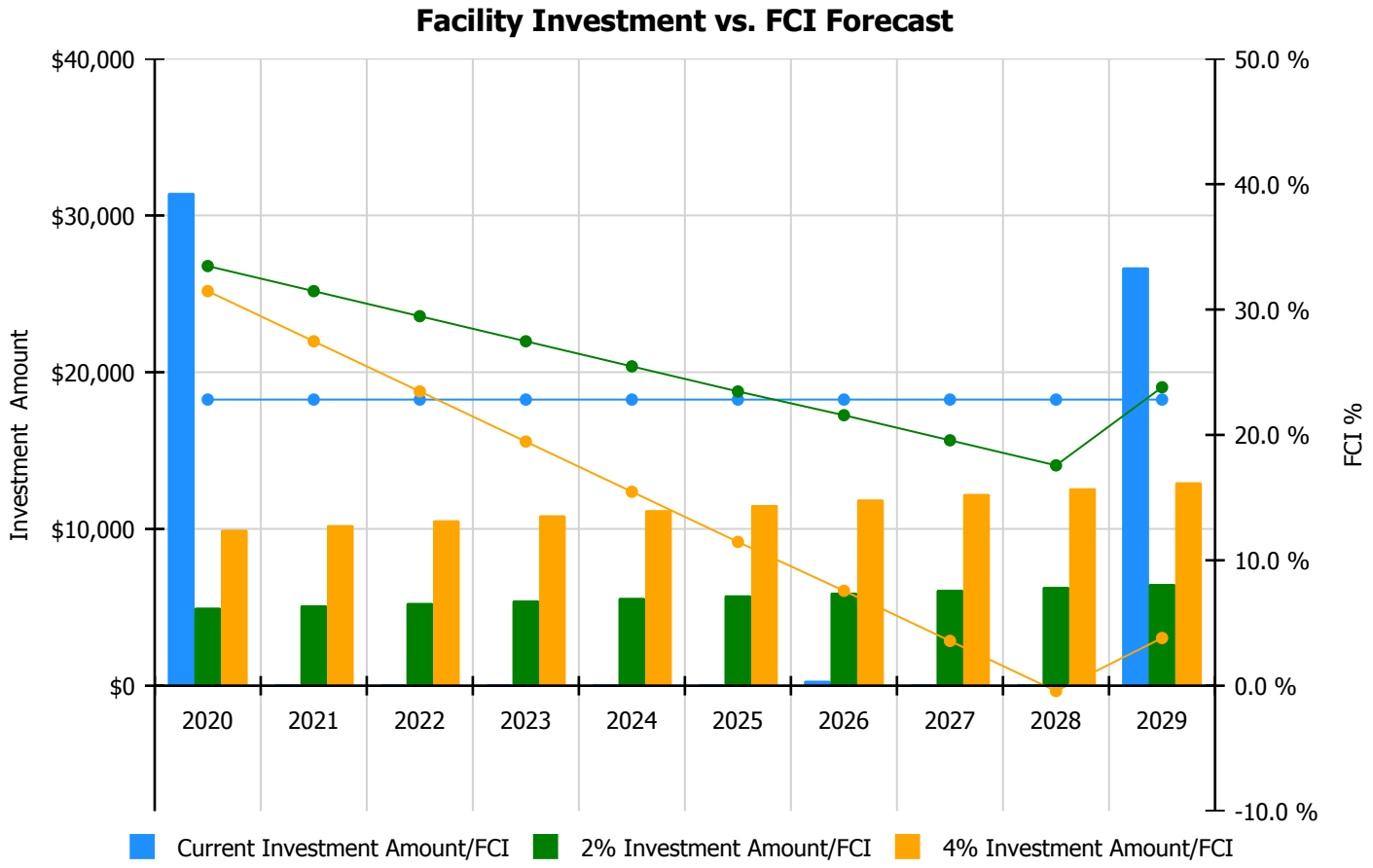
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

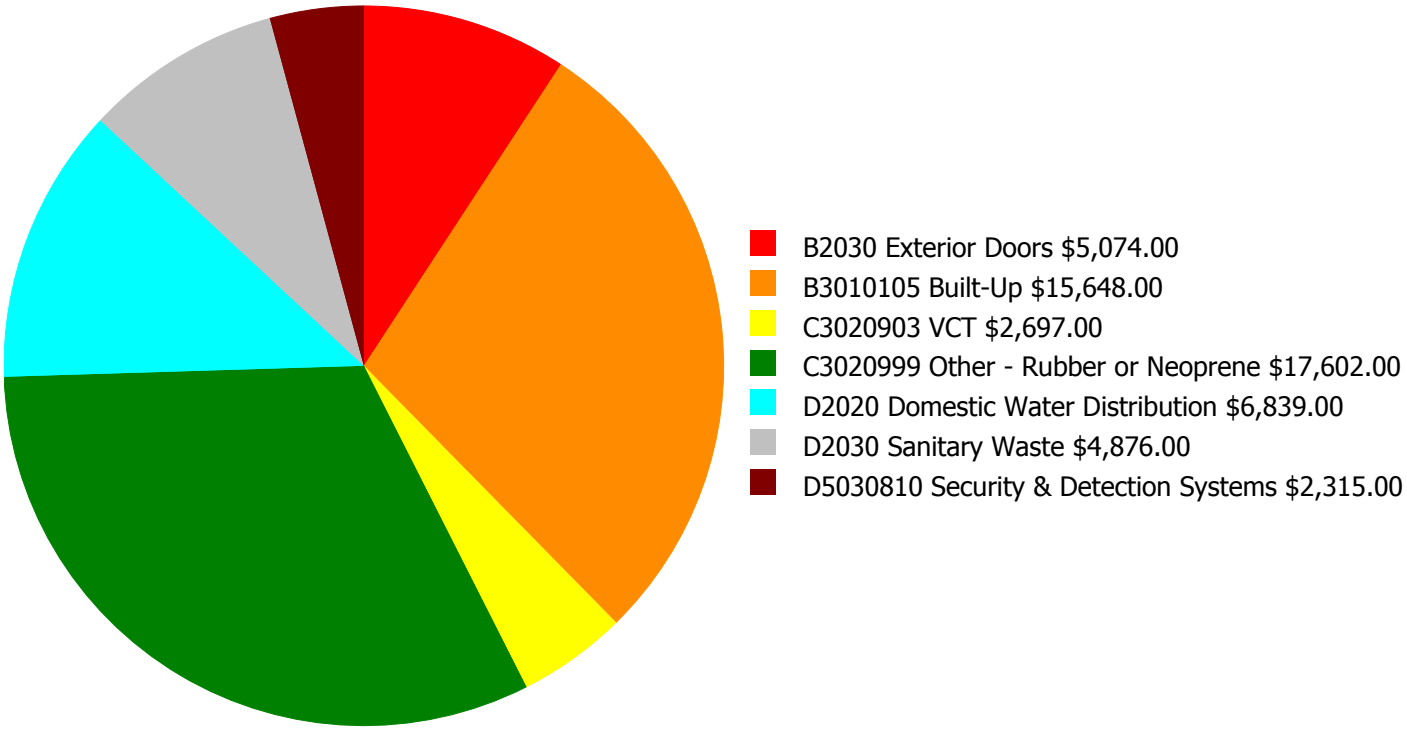
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 22.82%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$31,430	$4,970.00	33.47 %	$9,940.00	31.47 %
2021	$0	$5,119.00	31.47 %	$10,238.00	27.47 %
2022	$0	$5,273.00	29.47 %	$10,545.00	23.47 %
2023	$0	$5,431.00	27.47 %	$10,861.00	19.47 %
2024	$0	$5,594.00	25.47 %	$11,187.00	15.47 %
2025	$0	$5,761.00	23.47 %	$11,523.00	11.47 %
2026	$309	$5,934.00	21.57 %	$11,869.00	7.57 %
2027	$0	$6,112.00	19.57 %	$12,225.00	3.57 %
2028	$0	$6,296.00	17.57 %	$12,591.00	-0.43 %
2029	$26,685	$6,485.00	23.80 %	$12,969.00	3.80 %
Total:	**$58,424**	**$56,975.00**		**$113,948.00**	

Deficiency Summary by System

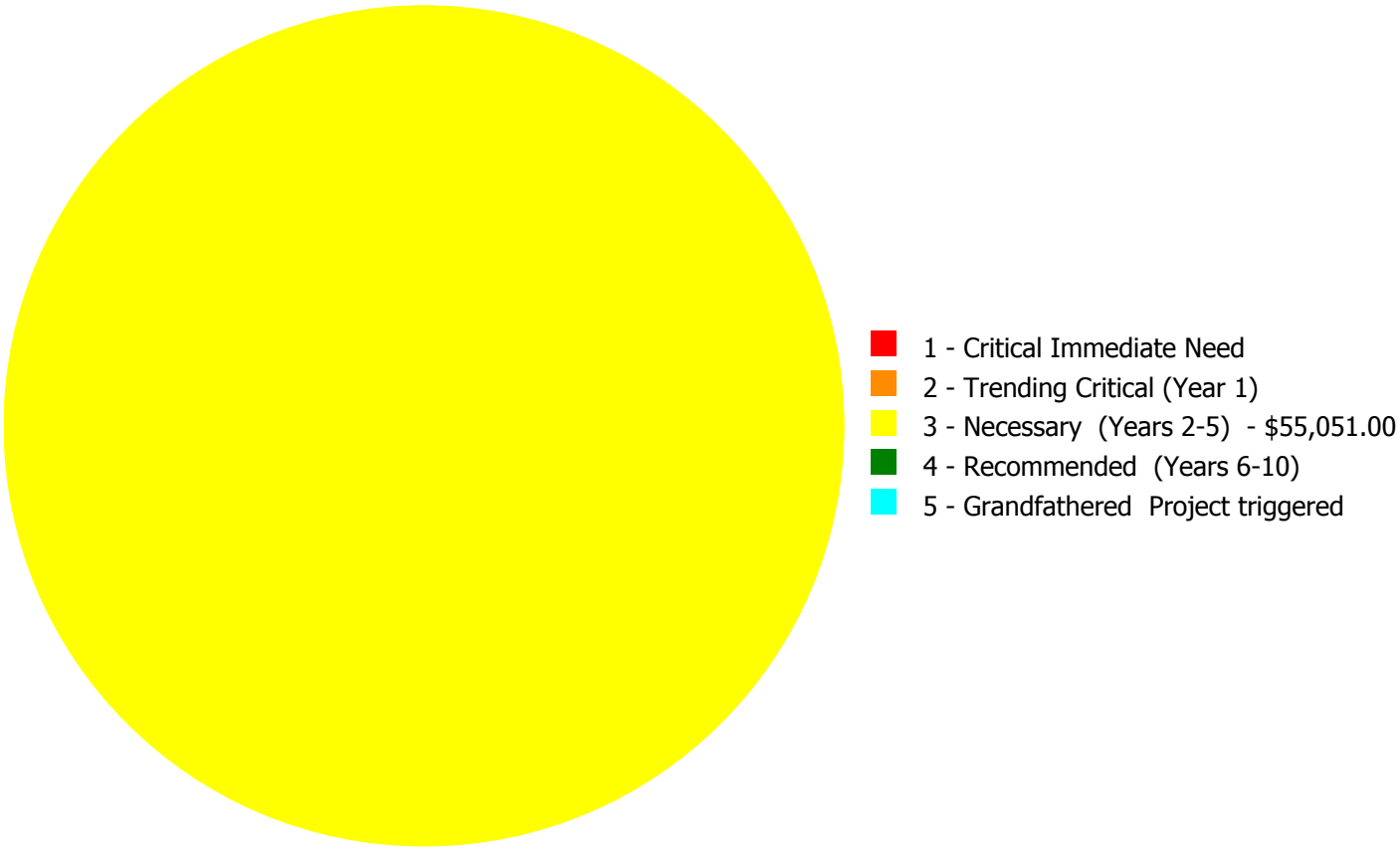
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $55,051.00

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: $55,051.00

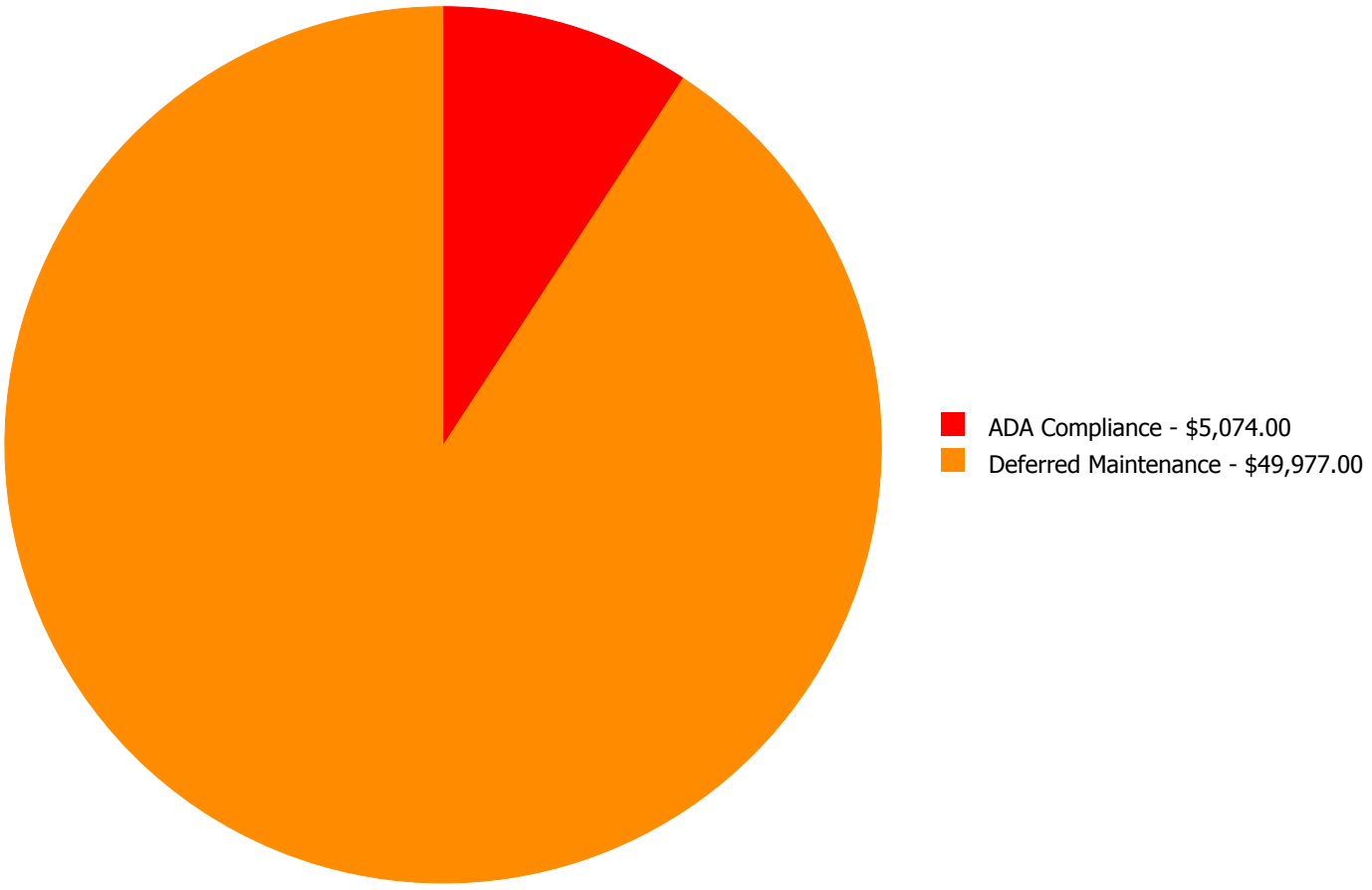
Deficiency By Priority Investment Table

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
B2030	Exterior Doors	$0.00	$0.00	$5,074.00	$0.00	$0.00	$5,074.00
B3010105	Built-Up	$0.00	$0.00	$15,648.00	$0.00	$0.00	$15,648.00
C3020903	VCT	$0.00	$0.00	$2,697.00	$0.00	$0.00	$2,697.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$17,602.00	$0.00	$0.00	$17,602.00
D2020	Domestic Water Distribution	$0.00	$0.00	$6,839.00	$0.00	$0.00	$6,839.00
D2030	Sanitary Waste	$0.00	$0.00	$4,876.00	$0.00	$0.00	$4,876.00
D5030810	Security & Detection Systems	$0.00	$0.00	$2,315.00	$0.00	$0.00	$2,315.00
	Total:	$0.00	$0.00	$55,051.00	$0.00	$0.00	$55,051.00

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: $55,051.00

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: B2030 - Exterior Doors

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,394.00
Unit of Measure: S.F.
Estimate: $5,074.00
Assessor Name: Jejuan Hall
Date Created: 09/09/2013

Notes: The glazed metal exterior doors are original to the building's construction with few exceptions. The door system is beyond its expected life cycle, worn and damaged, and should be replaced and upgraded for ADA compliance.

System: B3010105 - Built-Up

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,394.00
Unit of Measure: S.F.
Estimate: $15,648.00
Assessor Name: Homero Guerrero
Date Created: 01/31/2020

Notes: The roofing system is not expected to outlast the purview of this analysis. Future budgetary consideration should include provision for the renewal of the clay tile roofing system.

System: C3020903 - VCT

Location: Restroom Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 500.00
Unit of Measure: S.F.
Estimate: $2,697.00
Assessor Name: Homero Guerrero
Date Created: 12/17/2019

Notes: The ceramic floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: C3020999 - Other - Rubber or Neoprene

Location: Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 600.00
Unit of Measure: S.F.
Estimate: $17,602.00
Assessor Name: Homero Guerrero
Date Created: 12/17/2019

Notes: The Neoprene floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: D2020 - Domestic Water Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,394.00
Unit of Measure: S.F.
Estimate: $6,839.00
Assessor Name: Homero Guerrero
Date Created: 09/09/2013

Notes: The domestic water distribution system consists of galvanized and copper pipes, valves and domestic water supply. The system is beyond its expected life cycle and upgrades are recommended.

System: D2030 - Sanitary Waste

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,394.00
Unit of Measure: S.F.
Estimate: $4,876.00
Assessor Name: Homero Guerrero
Date Created: 09/09/2013

Notes: The sanitary waste system is original and beyond its expected life cycle. Upgrades to the existing system are considered necessary.

System: D5030810 - Security & Detection Systems

Location:	Throughout building
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	1,394.00
Unit of Measure:	S.F.
Estimate:	$2,315.00
Assessor Name:	Homero Guerrero
Date Created:	02/19/2020

Notes: The security system is aged and should be replaced and upgraded.

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:	High
Gross Area (SF):	63,488
Year Built:	2011
Last Renovation:	
Replacement Value:	$11,287,747
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	73.12 %
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.

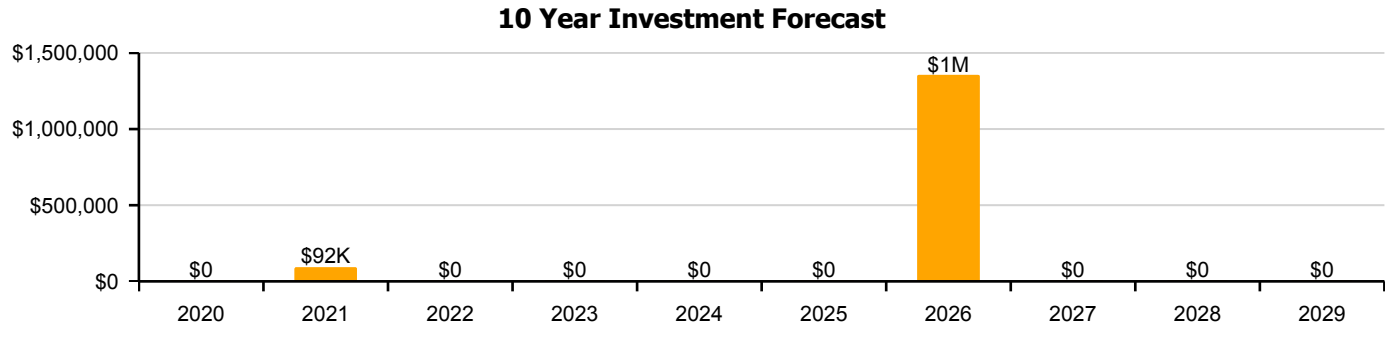
Dashboard Summary

Function:	High	Gross Area:	63,488
Year Built:	2011	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$11,287,747
FCI:	0.00 %	RSLI%:	73.12 %

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	92.00 %	0.00 %	$0.00
B10 - Superstructure	92.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	84.42 %	0.00 %	$0.00
B30 - Roofing	68.36 %	0.00 %	$0.00
C10 - Interior Construction	81.14 %	0.00 %	$0.00
C20 - Stairs	92.00 %	0.00 %	$0.00
C30 - Interior Finishes	63.49 %	0.00 %	$0.00
D10 - Conveying	60.00 %	0.00 %	$0.00
D20 - Plumbing	63.51 %	0.00 %	$0.00
D30 - HVAC	56.12 %	0.00 %	$0.00
D40 - Fire Protection	69.71 %	0.00 %	$0.00
D50 - Electrical	59.75 %	0.00 %	$0.00
E10 - Equipment	60.00 %	0.00 %	$0.00
E20 - Furnishings	60.00 %	0.00 %	$0.00
Totals:	**73.12 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northwest Elevation - Dec 03, 2019

2). Northwest Elevation - Dec 03, 2019

3). North Elevation - Dec 03, 2019

4). North Elevation - Dec 03, 2019

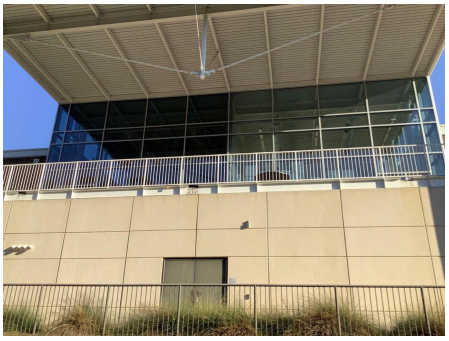
5). Northeast Elevation - Dec 03, 2019

6). Southeast Elevation - Dec 03, 2019

7). Southeast Elevation - Dec 03, 2019

8). Southeast Elevation - Dec 03, 2019

9). South Elevation - Dec 03, 2019



10). South Elevation - Dec 03, 2019

11). Southwest Elevation - Dec 03, 2019

12). Southwest Elevation - Dec 03, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.22	S.F.	63,488	100	2011	2111		92.00 %	0.00 %	92			$394,895
A1030	Slab on Grade	$6.25	S.F.	63,488	100	2011	2111		92.00 %	0.00 %	92			$396,800
B1010	Floor Construction	$16.26	S.F.	63,488	100	2011	2111		92.00 %	0.00 %	92			$1,032,315
B1020	Roof Construction	$12.17	S.F.	63,488	100	2011	2111		92.00 %	0.00 %	92			$772,649
B2010	Exterior Walls	$13.82	S.F.	63,488	100	2011	2111		92.00 %	0.00 %	92			$877,404
B2020	Exterior Windows	$8.63	S.F.	63,488	30	2011	2041		73.33 %	0.00 %	22			$547,901
B2030	Exterior Doors	$0.82	S.F.	63,488	30	2011	2041		73.33 %	0.00 %	22			$52,060
B3010105	Built-Up	$7.15	S.F.	63,488	25	2011	2036		68.00 %	0.00 %	17			$453,939
B3020	Roof Openings	$0.52	S.F.	63,488	30	2011	2041		73.33 %	0.00 %	22			$33,014
C1010	Partitions	$5.58	S.F.	63,488	100	2011	2111		92.00 %	0.00 %	92			$354,263
C1020	Interior Doors	$3.65	S.F.	63,488	40	2011	2051		80.00 %	0.00 %	32			$231,731
C1030	Fittings	$2.67	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$169,513
C2010	Stair Construction	$2.85	S.F.	63,488	100	2011	2111		92.00 %	0.00 %	92			$180,941
C3010220	Tile	$9.25	S.F.	10,000	30	2011	2041		73.33 %	0.00 %	22			$92,500
C3010230	Paint & Covering	$1.47	S.F.	53,488	10	2011	2021		20.00 %	0.00 %	2			$78,627
C3020405	Epoxy	$17.30	S.F.	13,488	15	2011	2026		46.67 %	0.00 %	7			$233,342
C3020903	VCT	$3.48	S.F.	25,000	15	2011	2026		46.67 %	0.00 %	7			$87,000
C3020999	Other - Wood	$13.79	S.F.	35,000	50	2011	2061		84.00 %	0.00 %	42			$482,650
C3030	Ceiling Finishes	$9.02	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$572,662
D1010	Elevators and Lifts	$1.25	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$79,360
D2010	Plumbing Fixtures	$6.39	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$405,688
D2020	Domestic Water Distribution	$0.75	S.F.	63,488	30	2011	2041		73.33 %	0.00 %	22			$47,616
D2030	Sanitary Waste	$1.69	S.F.	63,488	30	2011	2041		73.33 %	0.00 %	22			$107,295
D2040	Rain Water Drainage	$0.45	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$28,570
D3010	Energy Supply	$0.28	S.F.	63,488	30	2011	2041		73.33 %	0.00 %	22			$17,777
D3020	Heat Generating Systems	$3.60	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$228,557
D3030	Cooling Generating Systems	$6.08	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$386,007
D3040	Distribution Systems	$10.69	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$678,687
D3050	Terminal & Package Units	$6.66	S.F.	63,488	15	2011	2026		46.67 %	0.00 %	7			$422,830
D3060	Controls & Instrumentation	$2.20	S.F.	63,488	15	2011	2026		46.67 %	0.00 %	7			$139,674
D4010	Sprinklers	$4.11	S.F.	63,488	30	2011	2041		73.33 %	0.00 %	22			$260,936
D4020	Standpipes	$0.34	S.F.	63,488	30	2011	2041		73.33 %	0.00 %	22			$21,586

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 $
D4030	Fire Protection Specialties	$0.09	S.F.	63,488	15	2011	2026		46.67 %	0.00 %	7			$5,714
D4090	Other Fire Protection Systems	$0.61	S.F.	63,488	15	2011	2026		46.67 %	0.00 %	7			$38,728
D5010	Electrical Service/Distribution	$2.34	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$148,562
D5020	Branch Wiring	$4.75	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$301,568
D5020	Lighting	$7.13	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$452,669
D5030810	Security & Detection Systems	$1.51	Ea.	63,488	20	2011	2031		60.00 %	0.00 %	12			$95,867
D5030910	Fire Alarm Systems	$2.74	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$173,957
D5090	Other Electrical Systems	$0.35	S.F.	63,488	15	2011	2026		46.67 %	0.00 %	7			$22,221
E1020	Institutional Equipment	$0.12	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$7,619
E1090	Other Equipment	$0.78	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$49,521
E2010	Fixed Furnishings	$1.93	S.F.	63,488	20	2011	2031		60.00 %	0.00 %	12			$122,532
								Total	**73.12 %**					**$11,287,747**

System Notes

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

System: B2010 - Exterior Walls



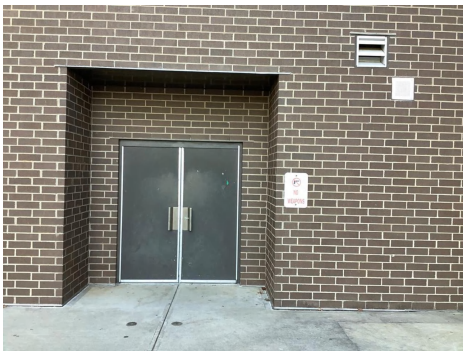
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors


Note:

System: C1030 - Fittings


Note:

System: C2010 - Stair Construction



Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering



Note:

System: C3020405 - Epoxy


Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Wood

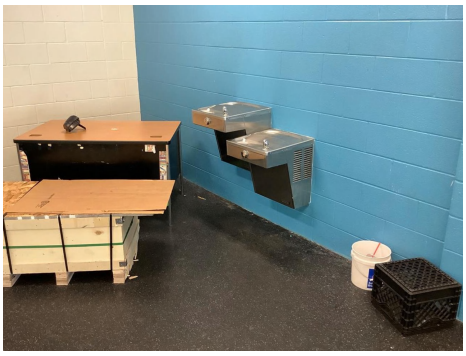

Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage



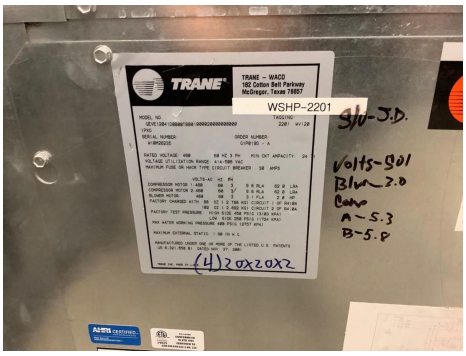
Note:

System: D3020 - Heat Generating Systems


Note:

System: D3030 - Cooling Generating Systems





Note:

System: D3040 - Distribution Systems



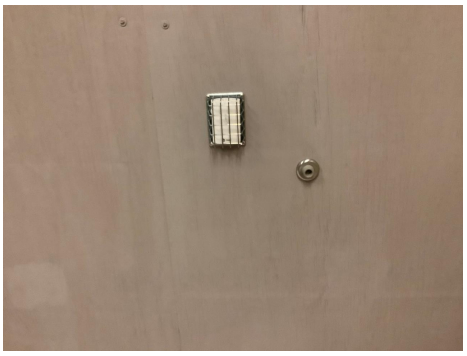
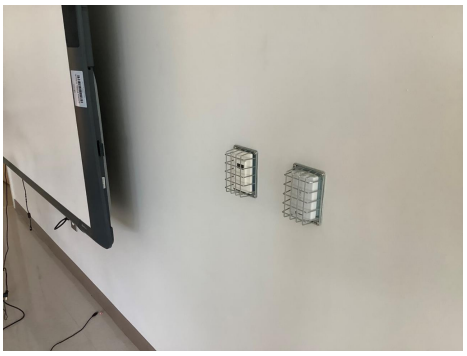
Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

Note:

System: D5010 - Electrical Service/Distribution


Note:

System: D5020 - Branch Wiring

Note:

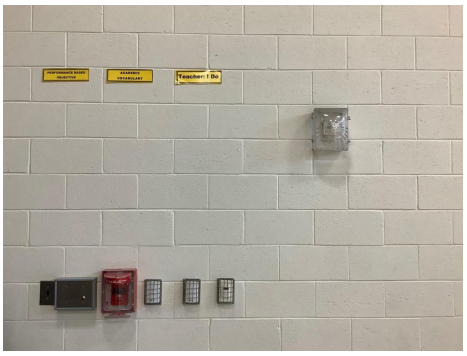
System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

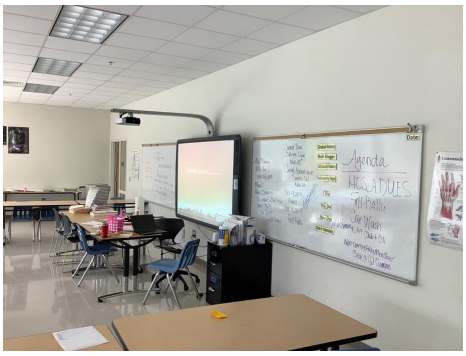
Note:

System: D5030910 - Fire Alarm Systems



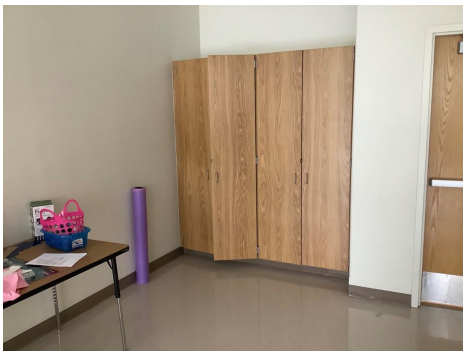
Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$0**	**$91,757**	**$0**	**$0**	**$0**	**$0**	**$1,355,660**	**$0**	**$0**	**$0**	**$1,447,418**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**

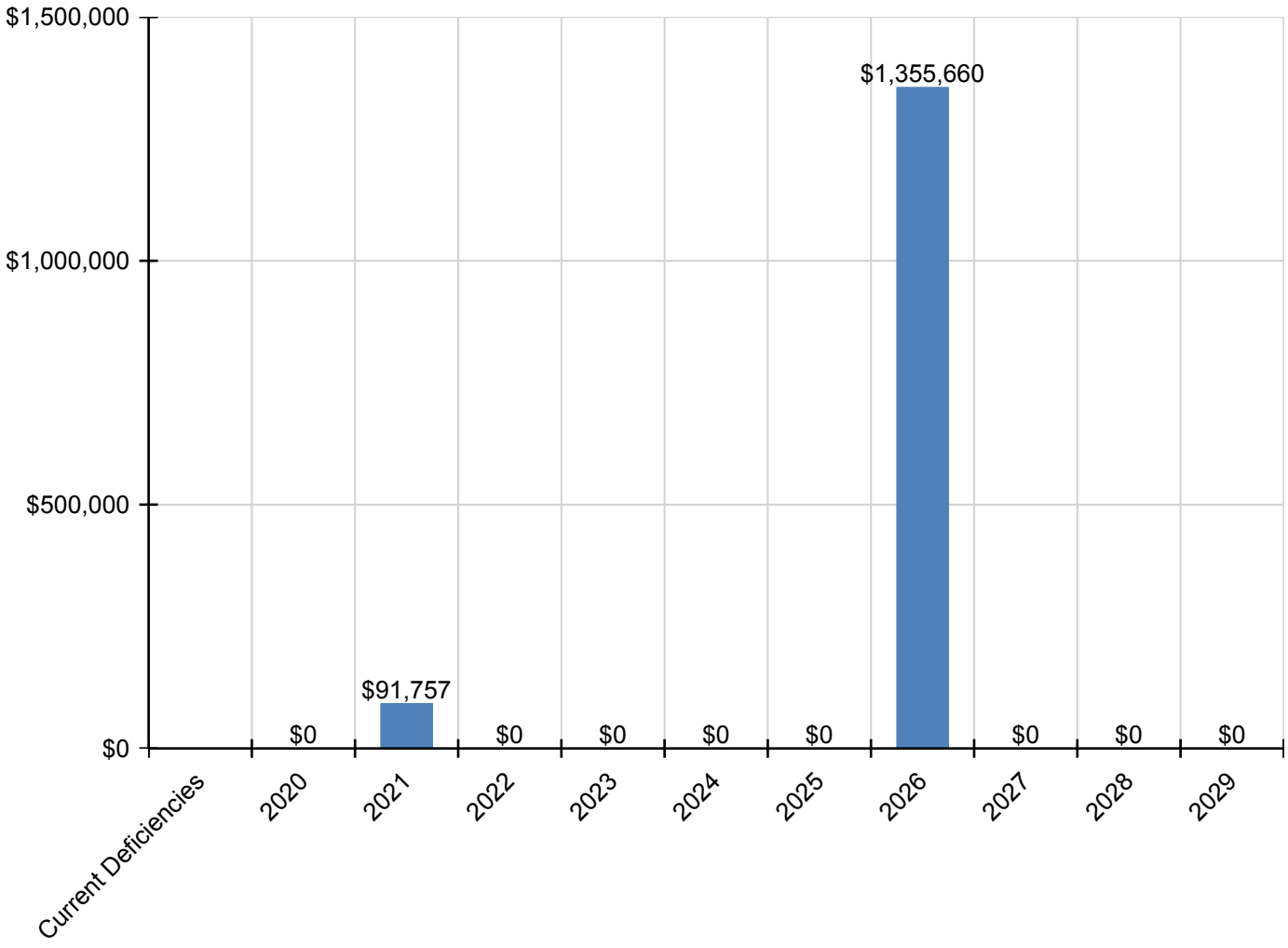
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$91,757	$0	$0	$0	$0	$0	$0	$0	$0	**$91,757**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$0	$0	$0	$0	$0	$0	$338,638	$0	$0	$0	**$338,638**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$0	$165,848	$0	$0	$0	**$165,848**
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**
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	$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	$572,030	$0	$0	$0	**$572,030**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$188,959	$0	$0	$0	**$188,959**
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**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$7,730	$0	$0	$0	**$7,730**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$0	$52,393	$0	$0	$0	**$52,393**
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**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$30,062	$0	$0	$0	**$30,062**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$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.

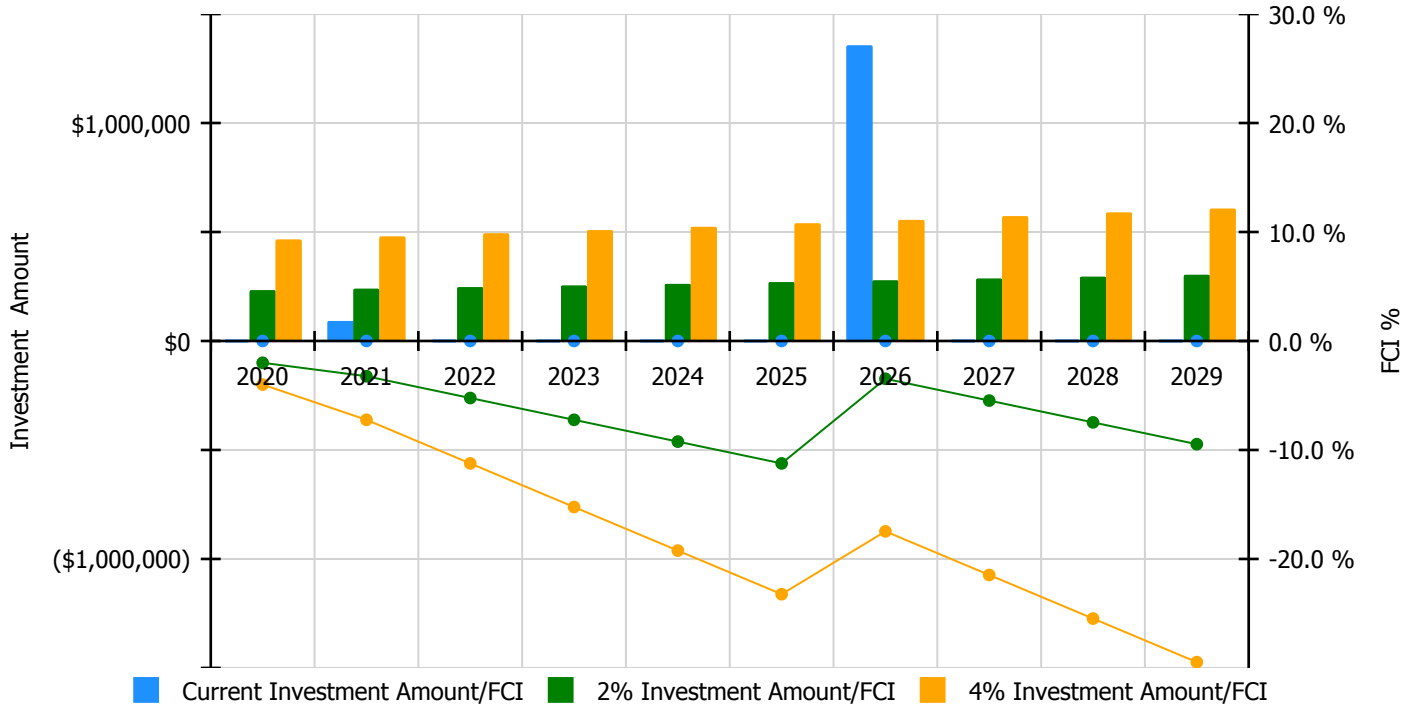


Condition Index Forecast by Investment Scenario

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 - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$232,528.00	-2.00 %	$465,055.00	-4.00 %
2021	$91,757	$239,503.00	-3.23 %	$479,007.00	-7.23 %
2022	$0	$246,689.00	-5.23 %	$493,377.00	-11.23 %
2023	$0	$254,089.00	-7.23 %	$508,178.00	-15.23 %
2024	$0	$261,712.00	-9.23 %	$523,424.00	-19.23 %
2025	$0	$269,563.00	-11.23 %	$539,126.00	-23.23 %
2026	$1,355,660	$277,650.00	-3.47 %	$555,300.00	-17.47 %
2027	$0	$285,980.00	-5.47 %	$571,959.00	-21.47 %
2028	$0	$294,559.00	-7.47 %	$589,118.00	-25.47 %
2029	$0	$303,396.00	-9.47 %	$606,792.00	-29.47 %
Total:	**$1,447,418**	**$2,665,669.00**		**$5,331,336.00**	

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:	High
Gross Area (SF):	800
Year Built:	2012
Last Renovation:	
Replacement Value:	$127,808
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	68.41 %
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.

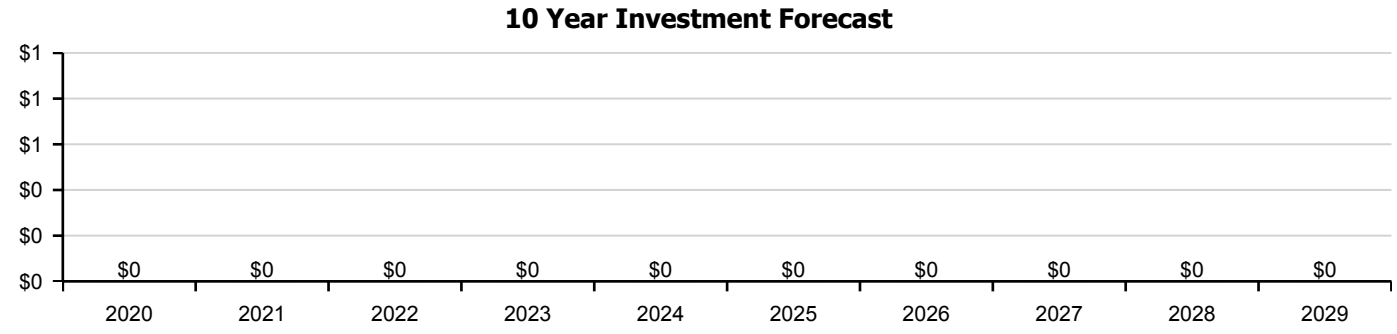
Dashboard Summary

Function:	High	Gross Area:	800
Year Built:	2012	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$127,808
FCI:	0.00 %	RSLI%:	68.41 %

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	93.00 %	0.00 %	$0.00
C30 - Interior Finishes	93.00 %	0.00 %	$0.00
D20 - Plumbing	70.41 %	0.00 %	$0.00
D30 - HVAC	65.00 %	0.00 %	$0.00
D50 - Electrical	65.00 %	0.00 %	$0.00
F10 - Special Construction	65.00 %	0.00 %	$0.00
Totals:	**68.41 %**	**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 $
A1030	Slab on Grade	$11.46	S.F.	800	100	2012	2112		93.00 %	0.00 %	93			$9,168
C3020999	Other - Concrete Finish	$6.87	S.F.	800	100	2012	2112		93.00 %	0.00 %	93			$5,496
D2010	Plumbing Fixtures	$3.07	S.F.	800	20	2012	2032		65.00 %	0.00 %	13			$2,456
D2020	Domestic Water Distribution	$2.03	S.F.	800	30	2012	2042		76.67 %	0.00 %	23			$1,624
D2030	Sanitary Waste	$0.62	S.F.	800	30	2012	2042		76.67 %	0.00 %	23			$496
D3020	Heat Generating Systems	$12.56	S.F.	800	20	2012	2032		65.00 %	0.00 %	13			$10,048
D5010	Electrical Service/Distribution	$2.39	S.F.	800	20	2012	2032		65.00 %	0.00 %	13			$1,912
D5020	Branch Wiring	$4.74	S.F.	800	20	2012	2032		65.00 %	0.00 %	13			$3,792
D5020	Lighting	$5.84	S.F.	800	20	2012	2032		65.00 %	0.00 %	13			$4,672
F1010	Special Structures	$110.18	S.F.	800	20	2012	2032		65.00 %	0.00 %	13			$88,144
								Total	**68.41 %**					**$127,808**

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: C3020999 - Other - Concrete Finish

Note:

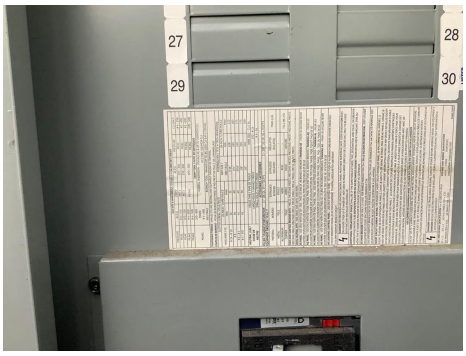
System: D2010 - Plumbing Fixtures

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

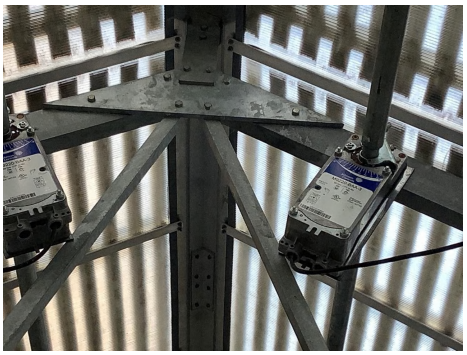


Note:

System: D5020 - Lighting

Note:

System: F1010 - Special Structures



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.

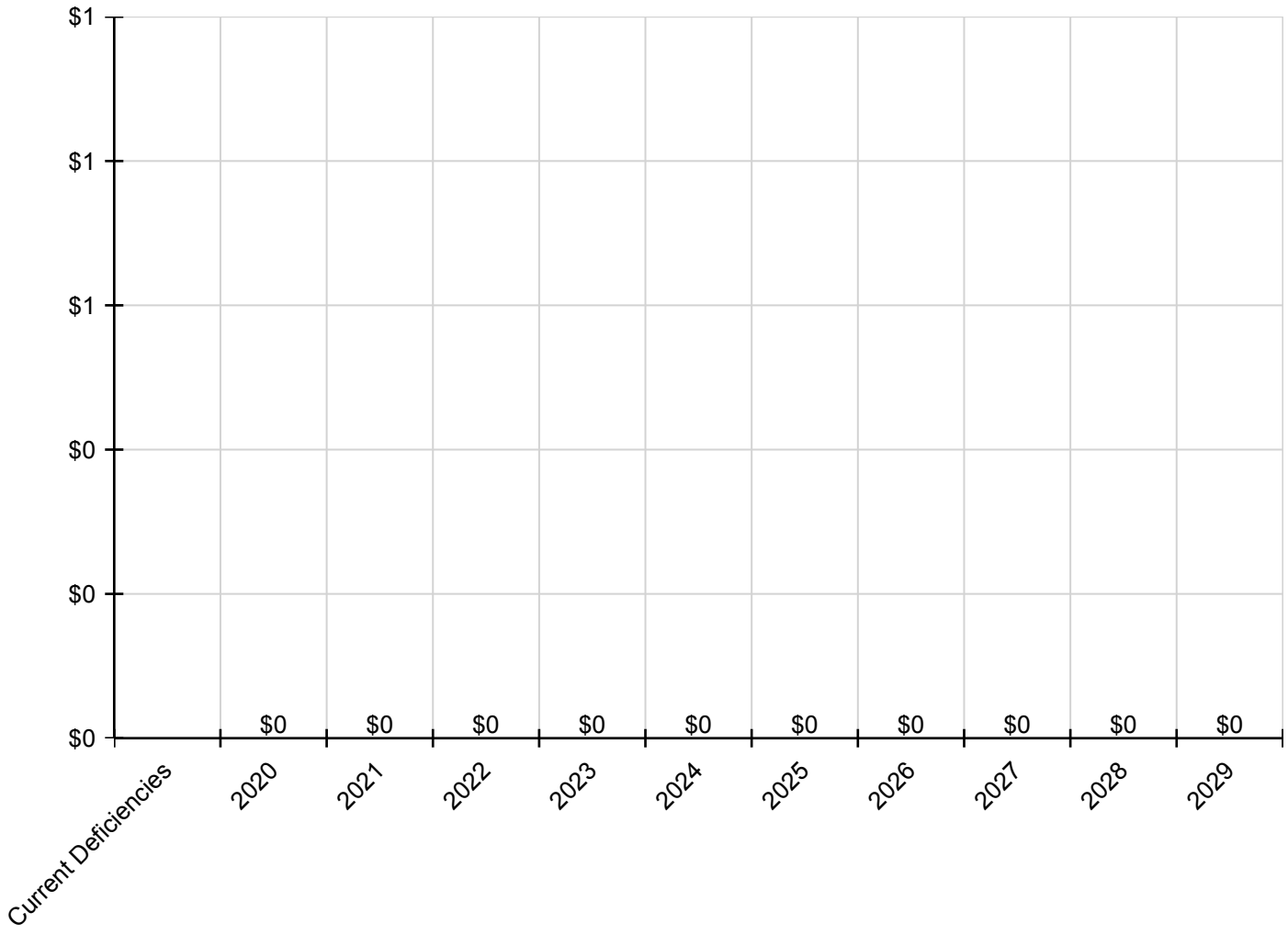
Inflation Rate: 3%

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**
*** 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**
*** A1030 - Slab on Grade**	$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**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
F - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F10 - Special Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
F1010 - Special Structures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

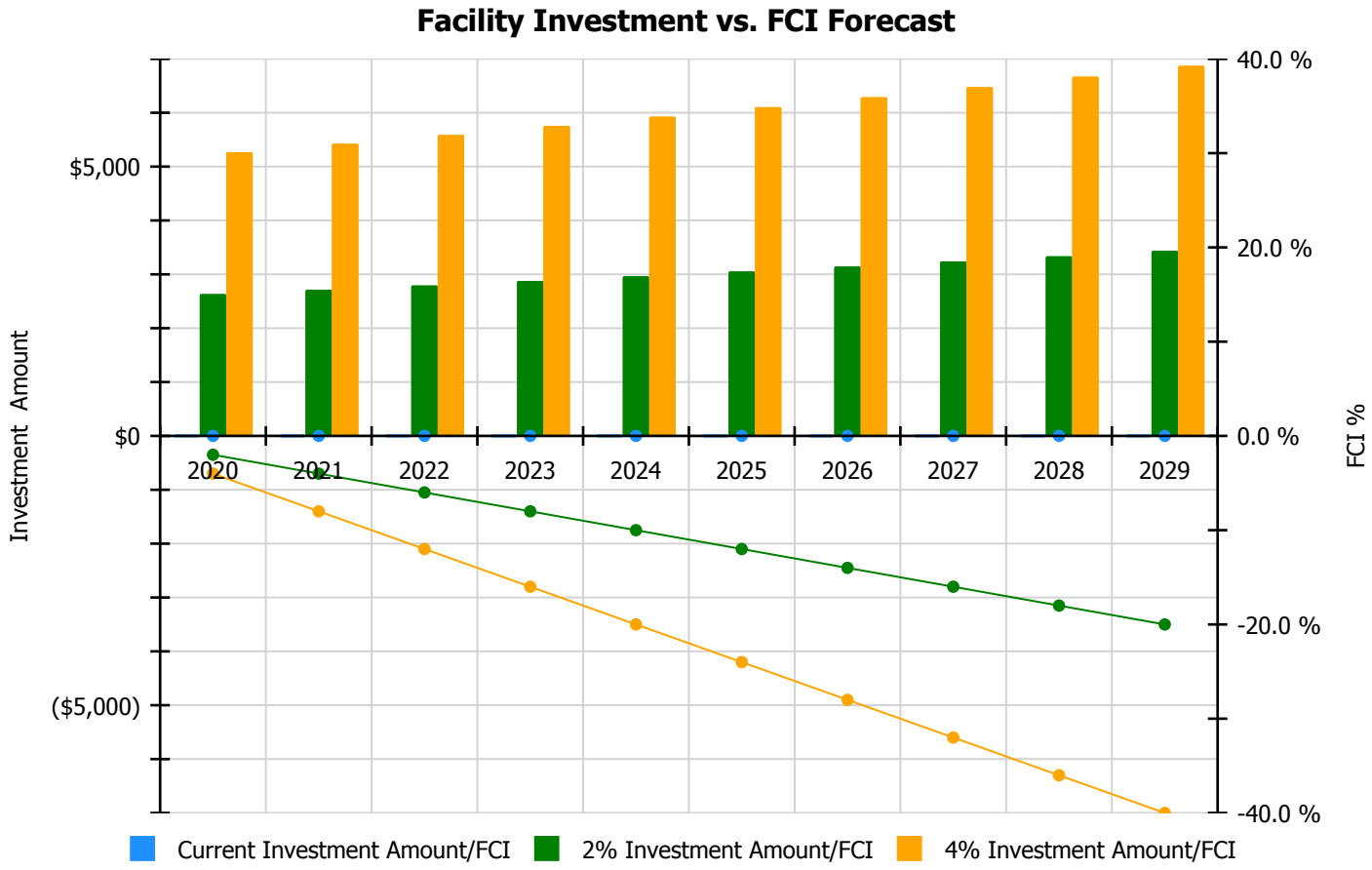
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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	$2,633.00	-2.00 %	$5,266.00	-4.00 %
2021	$0	$2,712.00	-4.00 %	$5,424.00	-8.00 %
2022	$0	$2,793.00	-6.00 %	$5,586.00	-12.00 %
2023	$0	$2,877.00	-8.00 %	$5,754.00	-16.00 %
2024	$0	$2,963.00	-10.00 %	$5,927.00	-20.00 %
2025	$0	$3,052.00	-12.00 %	$6,104.00	-24.00 %
2026	$0	$3,144.00	-14.00 %	$6,288.00	-28.00 %
2027	$0	$3,238.00	-16.00 %	$6,476.00	-32.00 %
2028	$0	$3,335.00	-18.00 %	$6,670.00	-36.00 %
2029	$0	$3,435.00	-20.00 %	$6,871.00	-40.00 %
Total:	**$0**	**$30,182.00**		**$60,366.00**	

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):	341,952
Year Built:	1981
Last Renovation:	
Replacement Value:	$13,766,986
Repair Cost:	$635,689.00
Total FCI:	4.62 %
Total RSLI:	58.81 %
FCA Score:	95.38

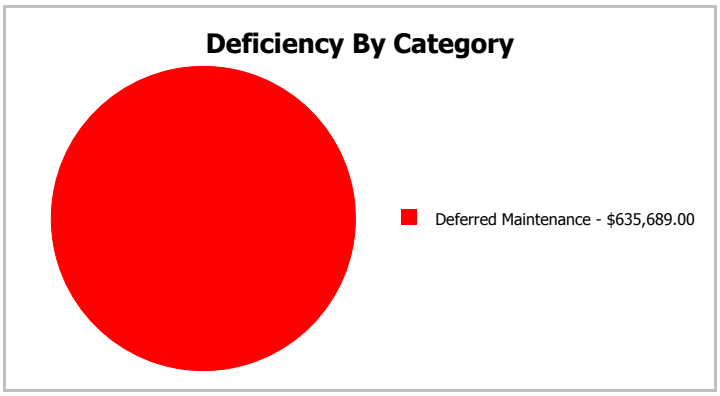
Description:

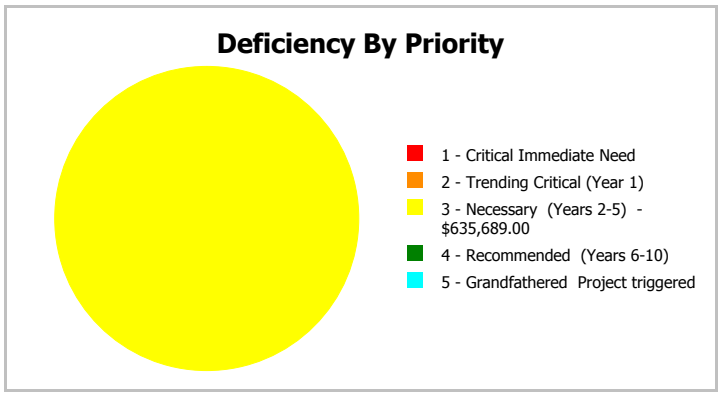
The narrative for this site is included in the Executive Summary Description at the front of this report.

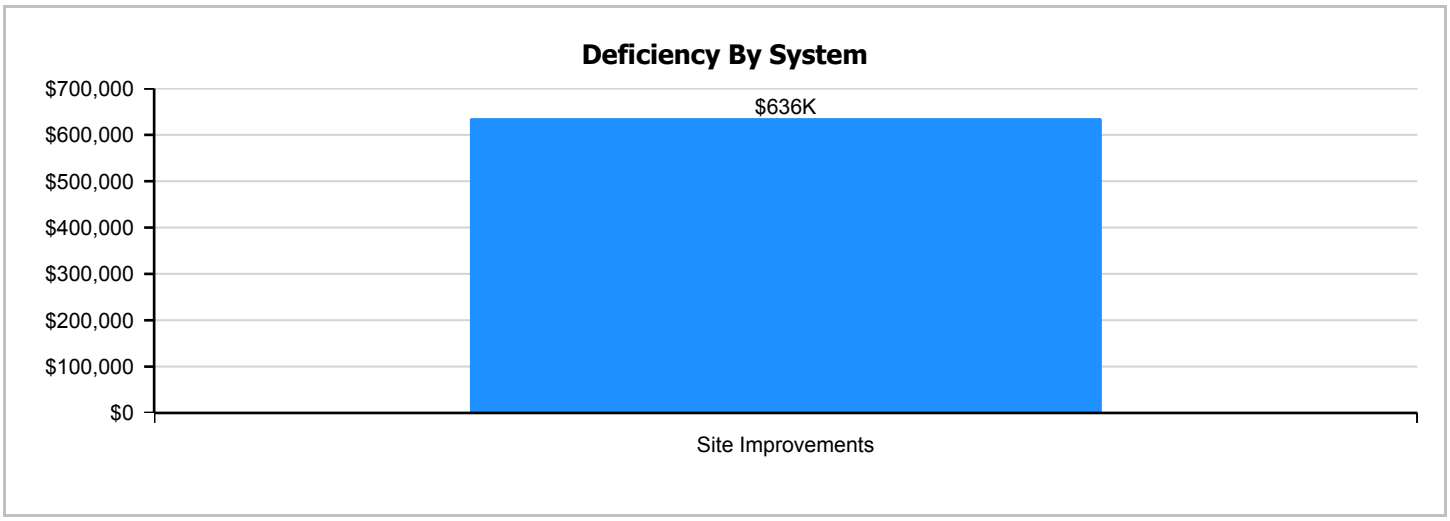
Attributes: This asset has no attributes.

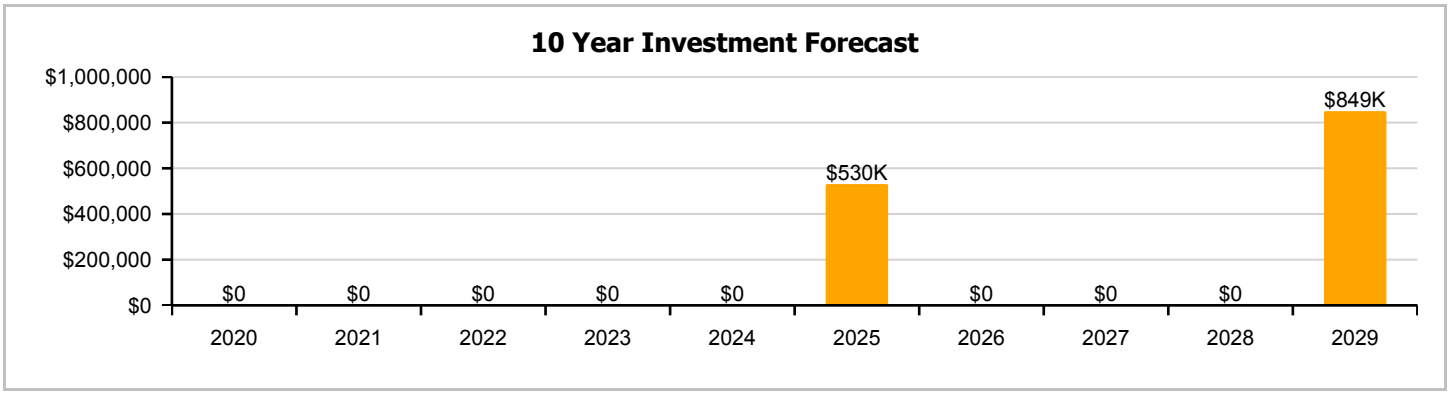
Dashboard Summary

Function:		Gross Area:	341,952
Year Built:	1981	Last Renovation:	
Repair Cost:	$635,689	Replacement Value:	$13,766,986
FCI:	4.62 %	RSLI%:	58.81 %









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	60.86 %	6.43 %	$635,689.00
G30 - Site Mechanical Utilities	24.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	73.33 %	0.00 %	$0.00
Totals:	**58.81 %**	**4.62 %**	**$635,689.00**

Photo Album

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

1). South Arial View - Dec 03, 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 $
G2010	Roadways	$2.37	S.F.	341,952	35	2000	2035		45.71 %	0.00 %	16			$810,426
G2020	Parking Lots	$8.00	S.F.	341,952	35	2000	2035		45.71 %	0.00 %	16			$2,735,616
G2030	Pedestrian Paving	$2.33	S.F.	341,952	35	2000	2035		45.71 %	0.00 %	16			$796,748
G2040105	Fence & Guardrails	$1.14	S.F.	341,952	30	2019	2049		100.00 %	0.00 %	30			$389,825
G2040950	Baseball Field	$5.45	S.F.	341,952	20	2014	2034		75.00 %	0.00 %	15			$1,863,638
G2040950	Football/Soccer Field	$3.18	S.F.	341,952	20	2019	2039		100.00 %	0.00 %	20			$1,087,407
G2040950	Softball Field	$1.89	S.F.	341,952	20	2014	2034		75.00 %	0.00 %	15			$646,289
G2040950	Tennis Courts	$1.69	S.F.	341,952	20	1981	2001		0.00 %	110.00 %	-18		$635,689.00	$577,899
G2040950	Track	$1.68	S.F.	341,952	10	2019	2029		100.00 %	0.00 %	10			$574,479
G2050	Landscaping	$1.18	S.F.	341,952	25	2000	2025		24.00 %	0.00 %	6			$403,503
G3010	Water Supply	$1.09	S.F.	341,952	50	1981	2031		24.00 %	0.00 %	12			$372,728
G3020	Sanitary Sewer	$2.20	S.F.	341,952	50	1981	2031		24.00 %	0.00 %	12			$752,294
G3030	Storm Sewer	$1.25	S.F.	341,952	50	1981	2031		24.00 %	0.00 %	12			$427,440
G4010	Electrical Distribution	$2.55	S.F.	341,952	30	2011	2041		73.33 %	0.00 %	22			$871,978
G4020	Site Lighting	$2.98	S.F.	341,952	30	2011	2041		73.33 %	0.00 %	22			$1,019,017
G4030	Site Communication and Security	$1.28	S.F.	341,952	30	2011	2041		73.33 %	0.00 %	22			$437,699
								Total	**58.81 %**	**4.62 %**			**$635,689.00**	**$13,766,986**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Football/Soccer Field


Note:

System: G2040950 - Softball Field


Note:

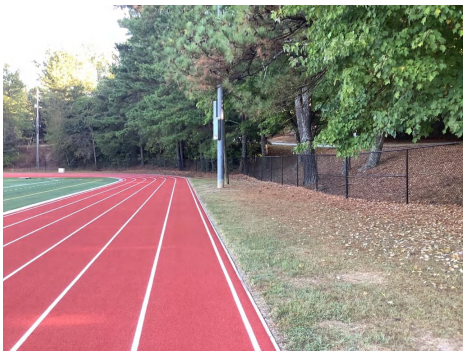
System: G2040950 - Tennis Courts



Note:

System: G2040950 - Track





Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communication and Security

Note:

Renewal Schedule

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

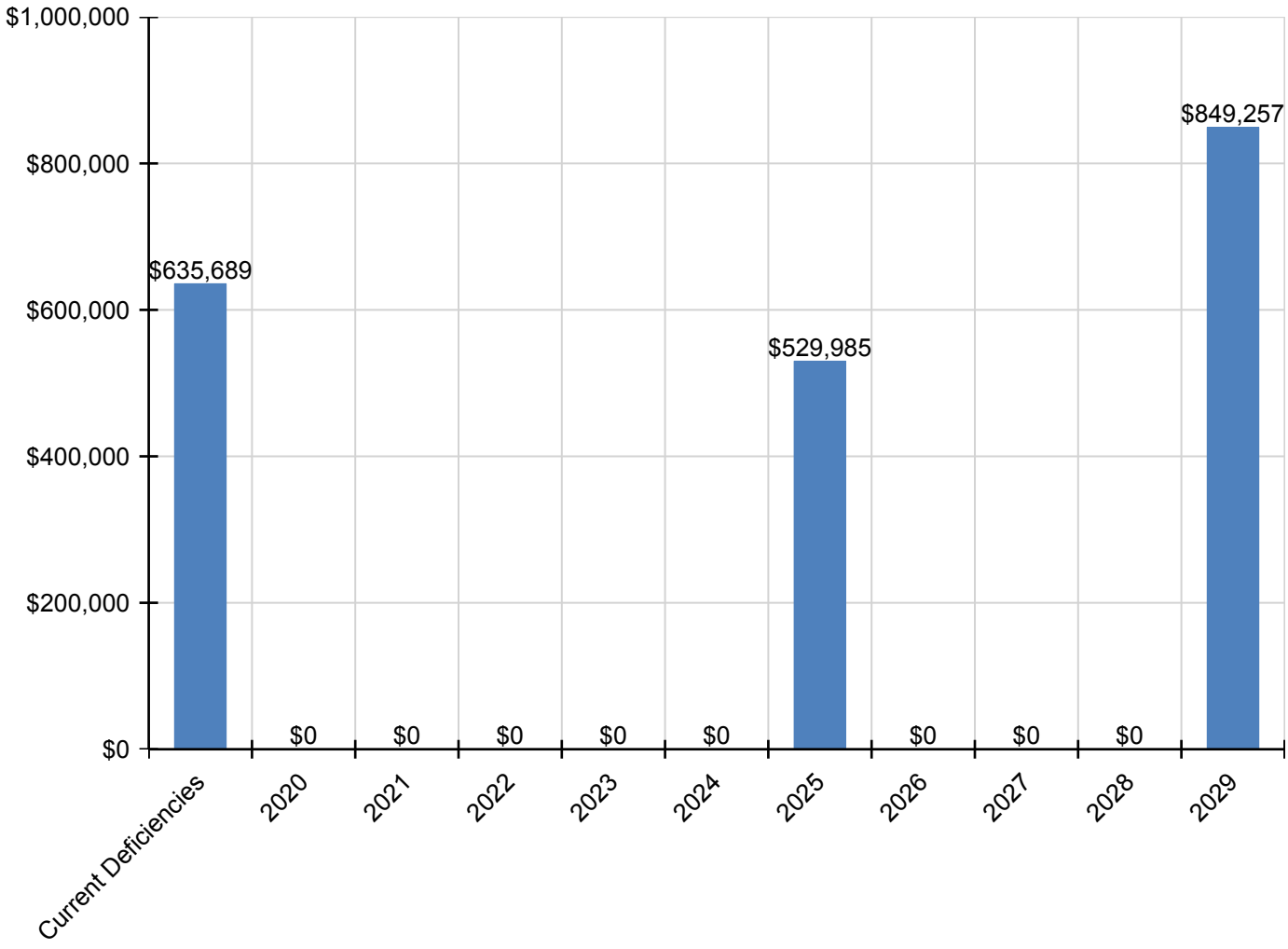
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$635,689**	**$0**	**$0**	**$0**	**$0**	**$0**	**$529,985**	**$0**	**$0**	**$0**	**$849,257**	**$2,014,931**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Football/Soccer Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Softball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Tennis Courts	$635,689	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$635,689**
G2040950 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$849,257	**$849,257**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$529,985	$0	$0	$0	$0	**$529,985**
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

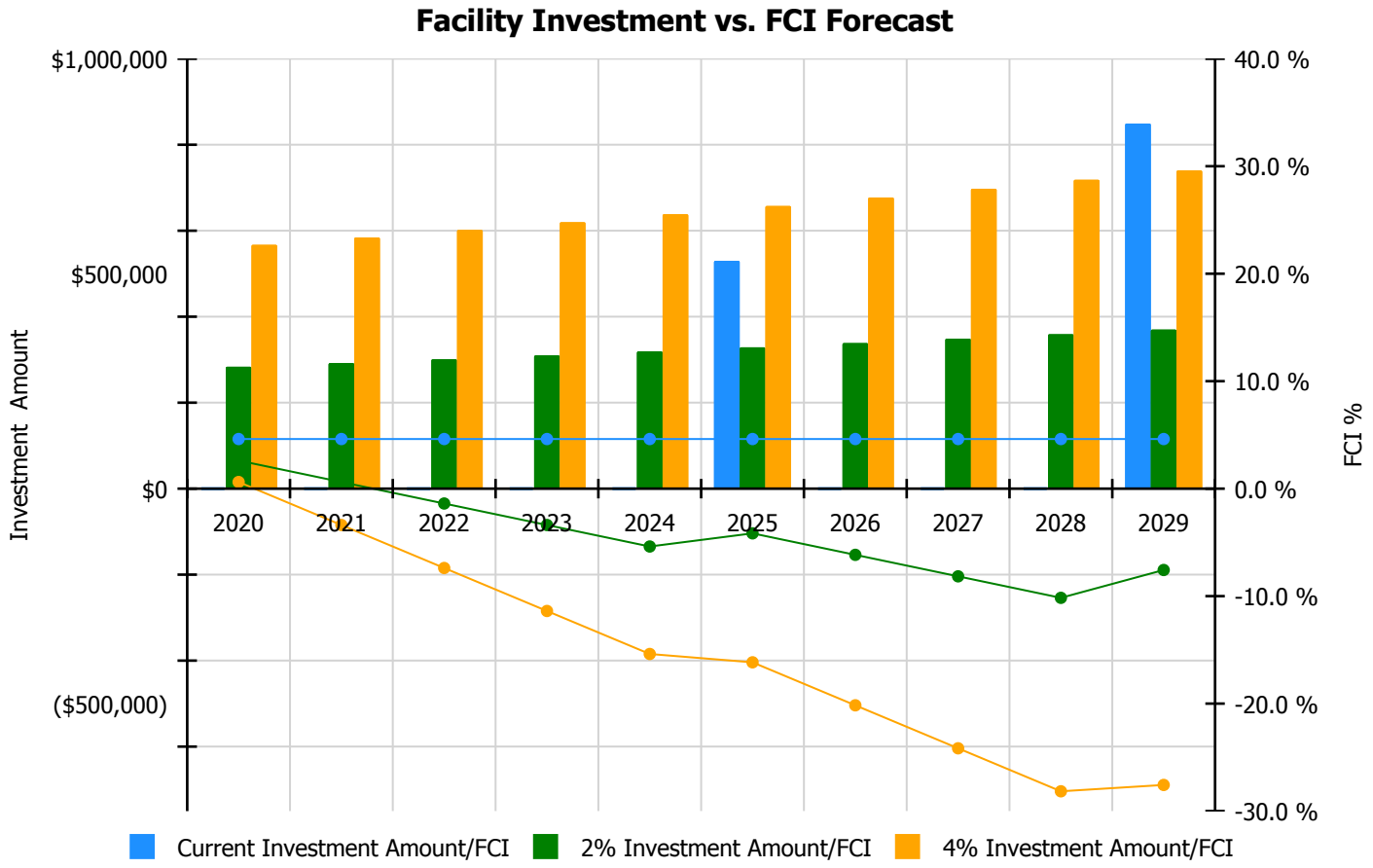
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

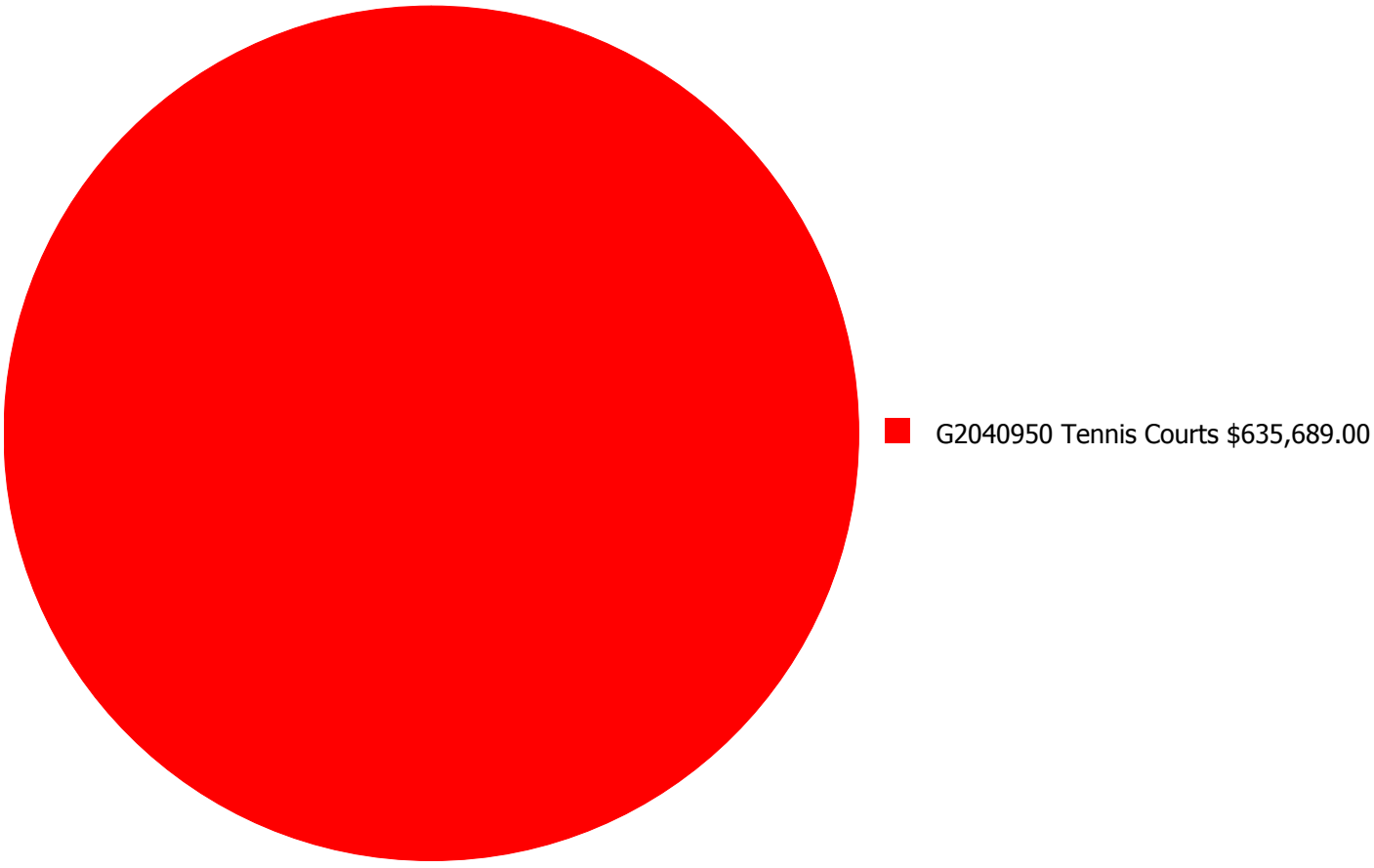
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 4.62%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$283,600.00	2.62 %	$567,200.00	0.62 %
2021	$0	$292,108.00	0.62 %	$584,216.00	-3.38 %
2022	$0	$300,871.00	-1.38 %	$601,742.00	-7.38 %
2023	$0	$309,897.00	-3.38 %	$619,795.00	-11.38 %
2024	$0	$319,194.00	-5.38 %	$638,388.00	-15.38 %
2025	$529,985	$328,770.00	-4.16 %	$657,540.00	-16.16 %
2026	$0	$338,633.00	-6.16 %	$677,266.00	-20.16 %
2027	$0	$348,792.00	-8.16 %	$697,584.00	-24.16 %
2028	$0	$359,256.00	-10.16 %	$718,512.00	-28.16 %
2029	$849,257	$370,034.00	-7.57 %	$740,067.00	-27.57 %
Total:	**$1,379,242**	**$3,251,155.00**		**$6,502,310.00**	

Deficiency Summary by System

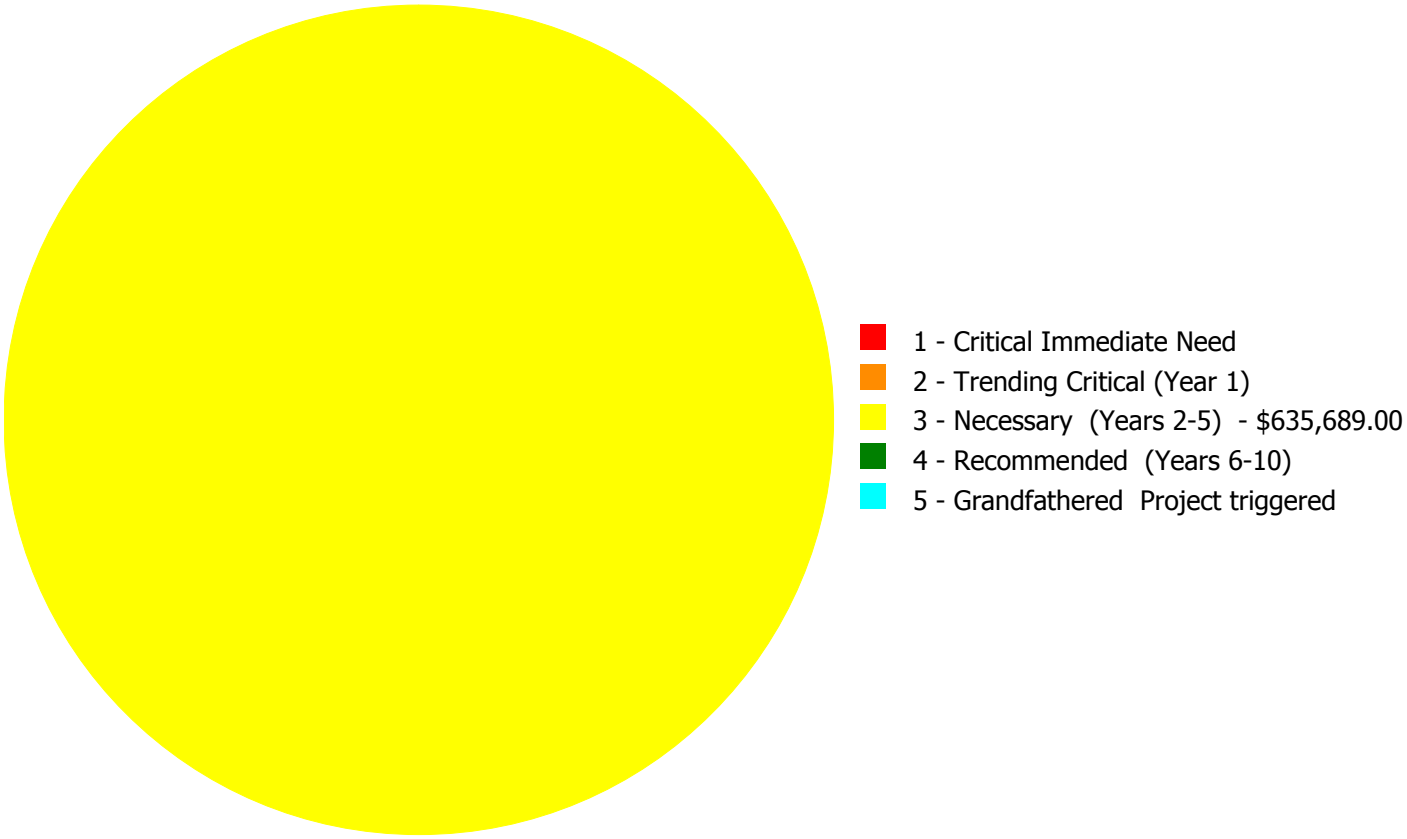
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $635,689.00

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: $635,689.00

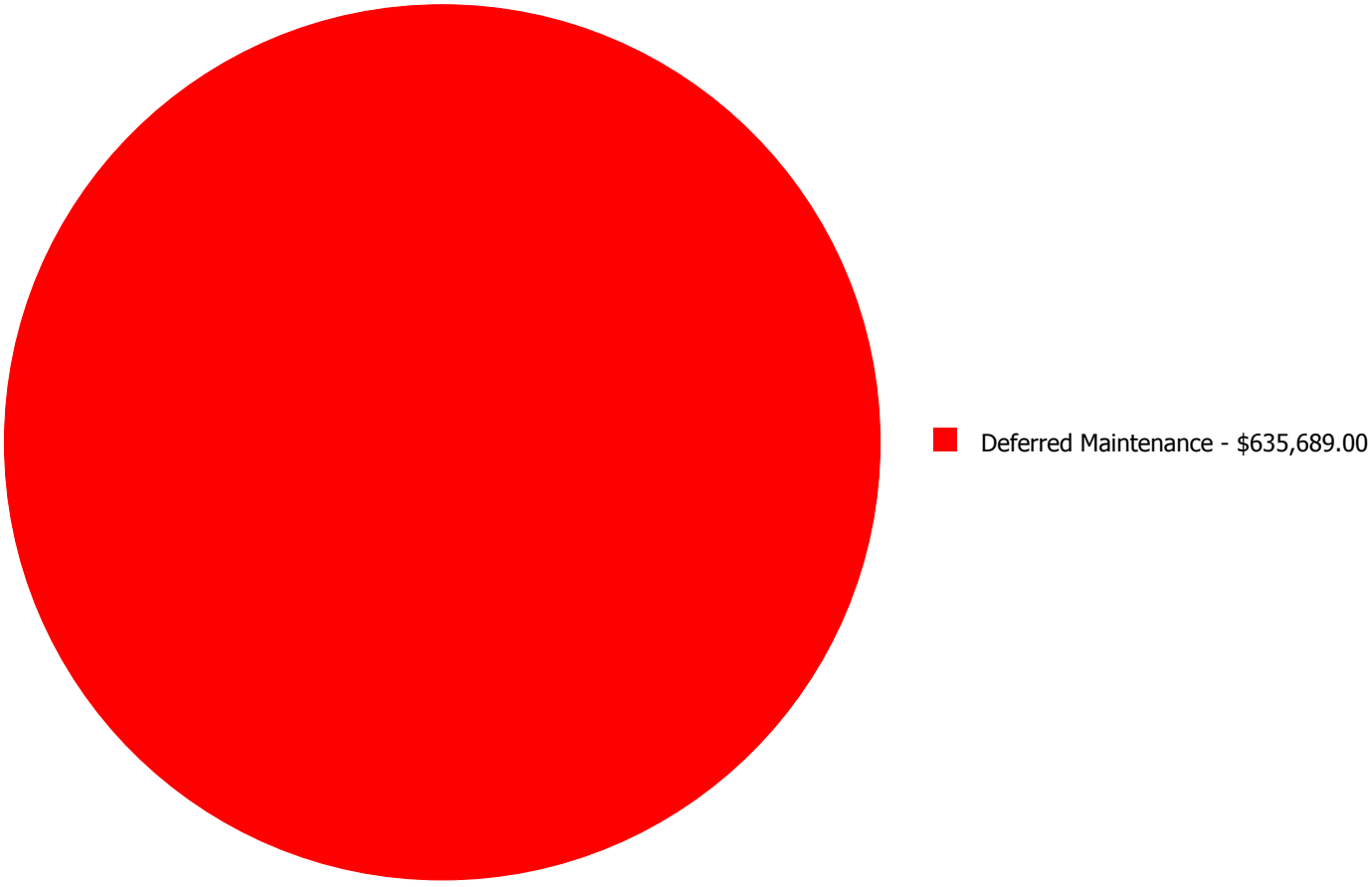
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
G2040950	Tennis Courts	$0.00	$0.00	$635,689.00	$0.00	$0.00	$635,689.00
	Total:	$0.00	$0.00	$635,689.00	$0.00	$0.00	$635,689.00

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: $635,689.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: G2040950 - Tennis Courts

Location: Tennis Court
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 341,952.00
Unit of Measure: S.F.
Estimate: $635,689.00
Assessor Name: Hayden Collins
Date Created: 12/18/2019

Notes: This school has an area for sports activities that include a tennis court. This court is nearing the end of its useful life and is recommended for upgrade.

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 #:	0182
Project:	APS Assessments 2019	Region:	761	Site:	Mays HS
Grade Config:	9-12	Site Type:	High	Site Size:	70.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - HS				
Learning Environment				
Learning Style Variety	Excel	5.00	5.00	100.00
Interior Environment	Excel	2.00	2.00	100.00
Exterior Environment	Excel	1.50	1.50	100.00
General Classrooms				
Environment	Excel	3.90	3.90	100.00
Size	Excel	9.75	9.75	100.00
Location	Excel	2.93	2.93	100.00
Storage/Fixed Equip	Good	2.34	2.93	80.00
Self-Contained Special Ed				
Environment	Excel	0.53	0.53	100.00
Size	Excel	1.33	1.33	100.00
Location	Excel	0.40	0.40	100.00
Storage/Fixed Equip	Excel	0.40	0.40	100.00
Instructional Resource Rooms				
Environment	Excel	0.80	0.80	100.00
Size	Excel	2.00	2.00	100.00
Location	Excel	0.60	0.60	100.00
Storage/Fixed Equip	Excel	0.60	0.60	100.00
Science				
Environment	Excel	0.83	0.83	100.00
Size	Excel	2.07	2.07	100.00
Location	Excel	0.62	0.62	100.00
Storage/Fixed Equip	Excel	0.62	0.62	100.00
Music				
Environment	Excel	0.59	0.59	100.00
Size	Excel	1.48	1.48	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Excel	0.45	0.45	100.00
Art				
Environment	Excel	0.67	0.67	100.00
Size	Excel	1.66	1.66	100.00
Location	Excel	0.50	0.50	100.00
Storage/Fixed Equip	Excel	0.50	0.50	100.00
Career Tech Ed				
Environment	Excel	1.71	1.71	100.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	0182
Project:	APS Assessments 2019	Region:	761	Site:	Mays HS
Grade Config:	9-12	Site Type:	High	Site Size:	70.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Good	3.42	4.27	80.00
Location	Excel	1.28	1.28	100.00
Storage/Fixed Equip	Good	1.03	1.28	80.00
Computer Labs				
Environment	Excel	0.30	0.30	100.00
Size	Good	0.60	0.75	80.00
Location	Excel	0.23	0.23	100.00
Storage/Fixed Equip	Excel	0.23	0.23	100.00
P.E.				
Environment	Excel	2.40	2.40	100.00
Size	Excel	6.00	6.00	100.00
Location	Excel	1.80	1.80	100.00
Storage/Fixed Equip	Good	1.44	1.80	80.00
Performing Arts				
Environment	Excel	0.32	0.32	100.00
Size	Excel	0.80	0.80	100.00
Location	Excel	0.24	0.24	100.00
Storage/Fixed Equip	Excel	0.24	0.24	100.00
Media Center				
Environment	Good	0.67	0.84	80.00
Size	Excel	2.11	2.11	100.00
Location	Good	0.51	0.63	80.00
Storage/Fixed Equip	Good	0.51	0.63	80.00
Restrooms (Student)	Excel	0.91	0.91	100.00
Administration	Fair	1.70	2.61	65.00
Counseling	Excel	0.76	0.76	100.00
Clinic	Excel	0.24	0.24	100.00
Staff WkRm/Toilets	Excel	0.71	0.71	100.00
Cafeteria	Excel	4.00	4.00	100.00
Food Service and Prep	Excel	5.11	5.11	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Excel	1.00	1.00	100.00
Pedestrian Traffic	Excel	0.98	0.98	100.00
Parking	Good	1.69	2.11	80.00
Athletic Courts and Fields	Excel	2.77	2.77	100.00
Safety and Security				
Fencing	Poor	0.42	0.85	50.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Fair	1.95	3.00	65.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		**94.11**	**100.00**	**94.11**

Comments

Project #:	12382	County:	Atlanta Public Schools	Site #:	0182
Project:	APS Assessments 2019	Region:	761	Site:	Mays HS
Grade Config:	9-12	Site Type:	High	Site Size:	70.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - HS

Benjamin E Mays High School was built in 1981 with an addition to the building completed in 2011. Mays serves students in grades 9-12. Mays is a comprehensive high school offering the International Baccalaureate program. CTAE programs are offered in Sports Management, Health Care, Business, Engineering, Biotechnology, Video Broadcasting and Graphic Arts. Mays was previously home to the Center for Engineering and Applied Technology when the district operated magnet schools. It is now a neighborhood school with a few students who enroll through a

Suitability - HS->Learning Environment-->Exterior Environment

There is a greenhouse for classroom use on the school grounds.

Suitability - HS->Career Tech Ed-->Size

All of the rooms meet the size standard. However, the business room and the health room are shared, so not enough spaces exist to meet the needs of the programs.

Suitability - HS->Career Tech Ed-->Storage/Fixed Equip

The engineering lab does not have a sink.

Suitability - HS->Media Center-->Environment

The media center is a two-story, open room with floor to ceiling windows on two sides. This brings in too much light and glare on computer screens.

Suitability - HS->Media Center-->Location

The media center is connected to the main foyer inviting much noise from this entryway into the room.

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

There is inadequate outlet space in the media center.

Suitability - HS->Administration

Administrative spaces exist throughout the building, but not at the front door. These spaces do not have locked storage for testing materials.

Suitability - HS->Outside-->Parking

Parking areas do not have adequate lighting.

Suitability - HS->Safety and Security-->Fencing

Fencing exists around athletic fields, but not around the school building.

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

The alcoves to enter each classroom provide poor sightlines without visibility from cameras. There are a number of alcoves outside the building that are not visible by camera or personnel.

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

The front entrance to the building is not located near the main office with administration. The front entrance opens into a large foyer that allows for easy access to the rest of the building. There are multiple entrances that are unmonitored by camera angles and easily accessible by the general public.