Atlanta Public Schools/ Grady Cluster

Morningside Elementary School

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	97,995
Year Built:	1930
Last Renovation:	
Replacement Value:	$20,582,147
Repair Cost:	$5,447,866.57
Total FCI:	26.47 %
Total RSLI:	29.61 %
FCA Score:	73.53

Description:

Morningside Elementary School is located at 1053 E. Rock Spring Road in Atlanta, GA. The two-story, 97,995 square foot building was originally constructed in 1930. There have been several additions and renovations to the main building in 1934, 1958, 1994, and 2000. 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 systems.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The main building has a basement level.

B. SUPERSTRUCTURE
Floor construction is concrete. Roof construction is concrete. The exterior envelope is composed walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are hollow metal steel with glazing. Roofing is typically low slope single-ply membrane, pitched standing seam metal and asphalt composition shingles. Roof openings include roof

hatch with fixed ladder access.

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

D. SERVICES
CONVEYING: The building includes conveying equipment. Conveying equipment includes two hydraulic elevators, and two wheelchair lifts.

PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. The sanitary waste system is cast iron. Other plumbing systems include natural gas.

HVAC: Heating is provided by 2 hot water boilers. Cooling is provided by roof top mounted DX and split systems. The heating/cooling distribution system is a two-pipe system and includes interior AHUs and ducting. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled and monitored by an energy management system. This building has a remote building automation system.

FIRE PROTECTION: The parking garage is provided with a fire sprinkler system. However the buildings are in need of a full fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main 3000-AMP switchboard/distribution panel located in the building. Lighting is typically lay-in type, fluorescent fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible / visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building has an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has interior and exterior CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS: This building does not have a dedicated emergency power generation system with automatic switchgear and generator. Emergency and life safety egress lighting systems are installed and illuminated exit signs are present at exit doors and near stairways.

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

G. SITE
Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; retaining walls; landscaping; play areas with artificial turf; a concrete surface basketball court and fencing. Site mechanical and electrical features include: water; sanitary and storm sewers; natural gas; and site lighting.

CODE REVIEW
ACCESSIBILITY: The building is in partially compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements. Interior signage, stairs handrails and 1st floor Gym restroom doors are not ADA compliant.

LIFE SAFETY SYSTEMS: The building is/is not fully covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFCI protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors. There is a fall protection at the roof around the roof hatch.

Attributes:

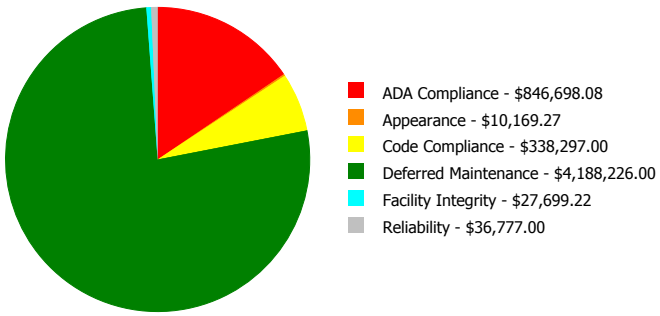
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Hayden Collins
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	98037
DOE Facility Number:	1664	Total # of Modular/Portables:	3
DOE Interior Site SF:	98037	Total GSF of Modular/Portables:	4608
Approx. Acres:	5.2	Status:	Active

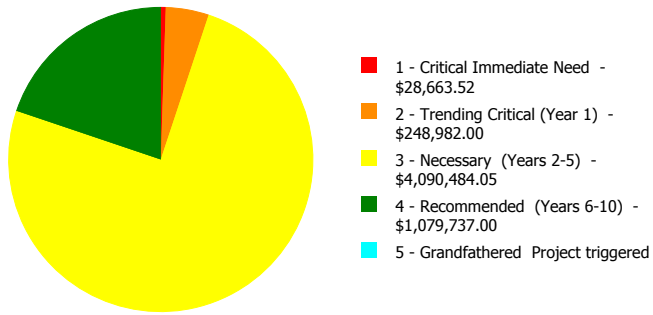
School Dashboard Summary

Gross Area:	97,995		
Year Built:	1930	Last Renovation:	
Repair Cost:	$5,447,867	Replacement Value:	$20,582,147
FCI:	26.47 %	RSLI%:	29.61 %

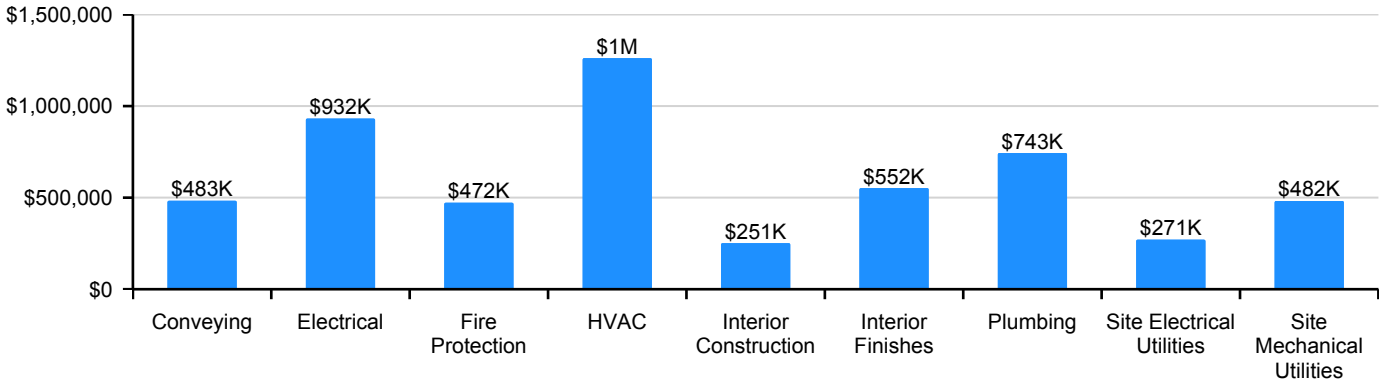
Deficiency By Category



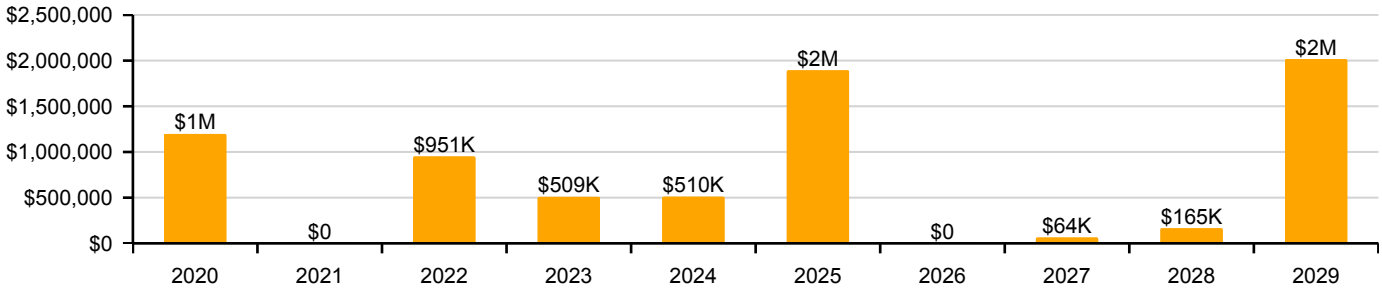
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

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

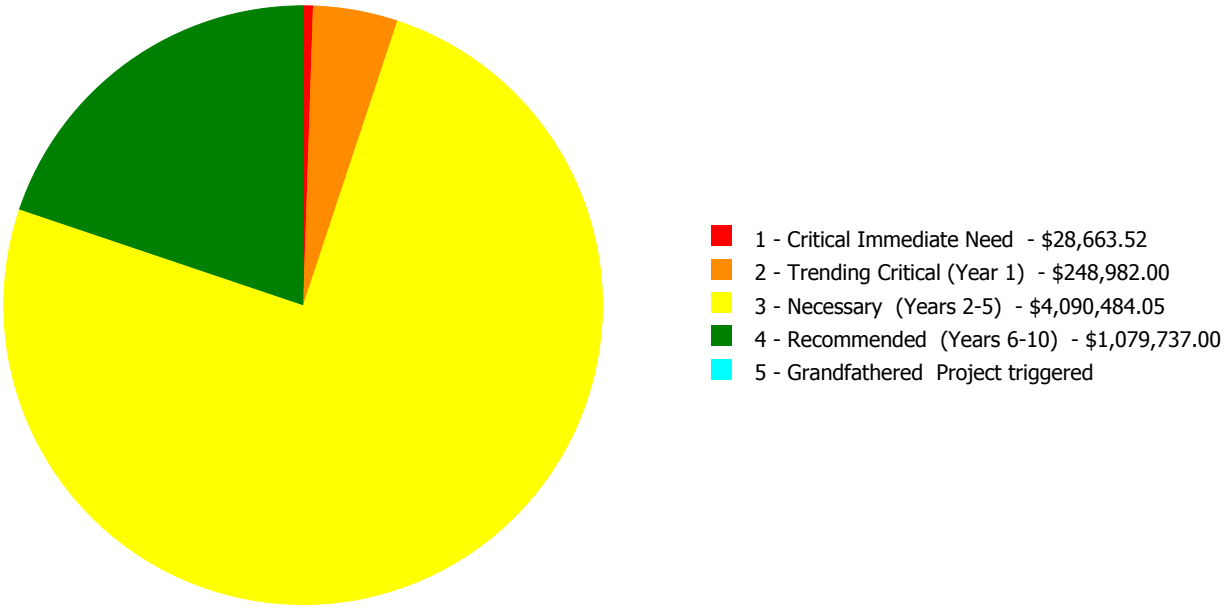
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	39.08 %	0.00 %	$0.00
A20 - Basement Construction	39.05 %	0.00 %	$0.00
B10 - Superstructure	39.09 %	0.00 %	$0.00
B20 - Exterior Enclosure	35.18 %	0.00 %	$0.00
B30 - Roofing	62.47 %	0.00 %	$0.00
C10 - Interior Construction	30.57 %	21.79 %	$251,402.08
C20 - Stairs	39.08 %	0.00 %	$0.00
C30 - Interior Finishes	22.53 %	33.34 %	$552,006.27
D10 - Conveying	0.40 %	101.10 %	$483,044.00
D20 - Plumbing	3.07 %	87.42 %	$743,414.00
D30 - HVAC	27.53 %	44.00 %	$1,261,555.22
D40 - Fire Protection	0.33 %	109.31 %	$472,292.00
D50 - Electrical	28.69 %	42.86 %	$931,838.00
E10 - Equipment	22.96 %	0.00 %	$0.00
E20 - Furnishings	27.00 %	0.00 %	$0.00
G20 - Site Improvements	41.27 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$481,736.00
G40 - Site Electrical Utilities	8.34 %	41.19 %	$270,579.00
Totals:	**29.61 %**	**26.47 %**	**$5,447,866.57**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1930, 1934, 1958 Building (2010, 2011, 2012)	56,340	22.59	$27,699.22	$161,752.00	$1,609,446.27	$439,395.00	$0.00
1994 Addition (2013, 2020)	30,152	39.45	$0.00	$87,230.00	$1,452,166.00	$579,099.00	$0.00
2000 Building (2030)	11,503	14.88	$964.30	$0.00	$276,556.78	$61,243.00	$0.00
Site	96,463	24.86	$0.00	$0.00	$752,315.00	$0.00	$0.00
Total:		**26.47**	**$28,663.52**	**$248,982.00**	**$4,090,484.05**	**$1,079,737.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $5,447,866.57

Executive Summary

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Function:	
Gross Area (SF):	56,340
Year Built:	1930
Last Renovation:	
Replacement Value:	$9,909,618
Repair Cost:	$2,238,292.49
Total FCI:	22.59 %
Total RSLI:	22.96 %
FCA Score:	77.41

Description:

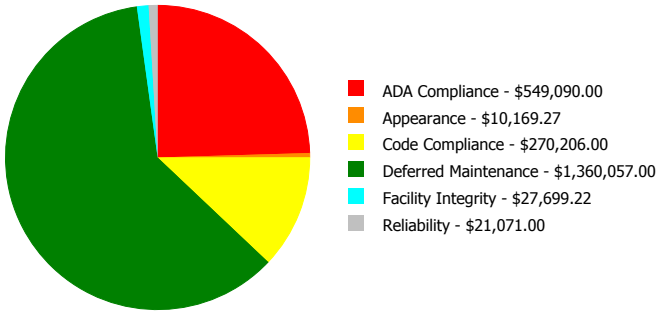
The narrative for this building is included in the campus summary description at the front of this report.

Attributes: This asset has no attributes.

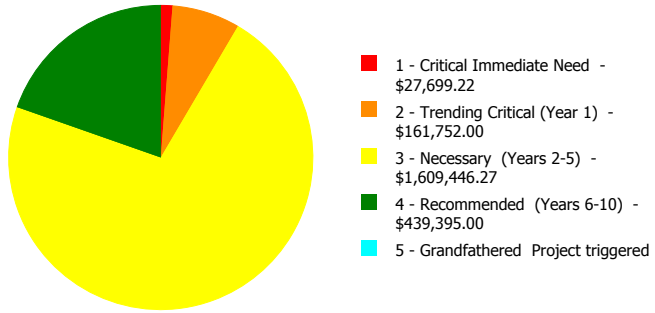
Dashboard Summary

Function:		Gross Area:	56,340
Year Built:	1930	Last Renovation:	
Repair Cost:	$2,238,292	Replacement Value:	$9,909,618
FCI:	22.59 %	RSLI%:	22.96 %

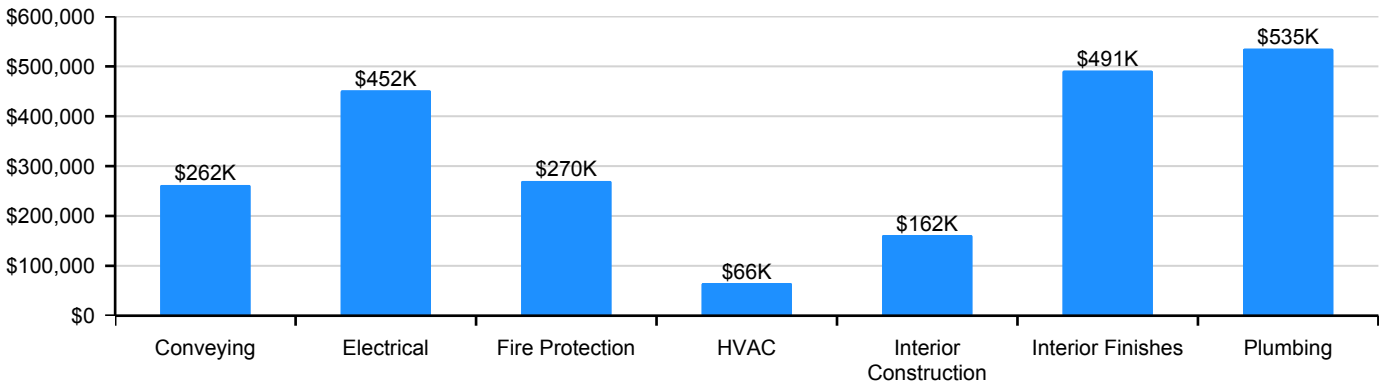
Deficiency By Category



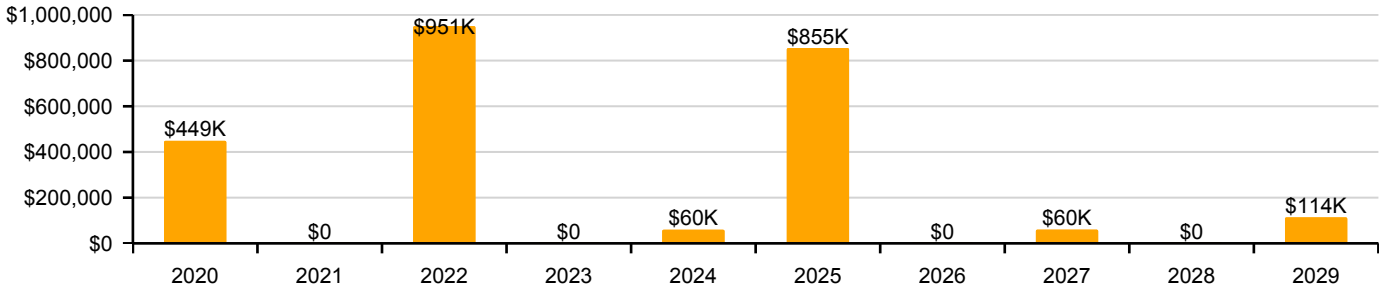
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	11.00 %	0.00 %	$0.00
A20 - Basement Construction	11.00 %	0.00 %	$0.00
B10 - Superstructure	11.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	20.69 %	0.00 %	$0.00
B30 - Roofing	89.02 %	0.00 %	$0.00
C10 - Interior Construction	16.65 %	24.52 %	$161,752.00
C20 - Stairs	11.00 %	0.00 %	$0.00
C30 - Interior Finishes	16.45 %	53.75 %	$491,434.27
D10 - Conveying	0.00 %	110.00 %	$262,150.00
D20 - Plumbing	0.00 %	110.00 %	$535,456.00
D30 - HVAC	47.29 %	3.96 %	$65,503.22
D40 - Fire Protection	0.00 %	110.00 %	$270,206.00
D50 - Electrical	32.07 %	36.24 %	$451,791.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**22.96 %**	**22.59 %**	**$2,238,292.49**

Photo Album

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

1). North Elevation - Oct 07, 2019

2). West Elevation - Oct 07, 2019

3). Southeast Elevation - Oct 07, 2019

4). East Elevation - Oct 07, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.25	S.F.	56,340	100	1930	2030		11.00 %	0.00 %	11			$408,465
A1020	Special Foundations	$0.34	S.F.	56,340	100	1930	2030		11.00 %	0.00 %	11			$19,156
A1030	Slab on Grade	$6.13	S.F.	56,340	100	1930	2030		11.00 %	0.00 %	11			$345,364
A2010	Basement Excavation	$0.19	S.F.	56,340	100	1930	2030		11.00 %	0.00 %	11			$10,705
A2020	Basement Walls	$2.28	S.F.	56,340	100	1930	2030		11.00 %	0.00 %	11			$128,455
B1010	Floor Construction	$18.44	S.F.	56,340	100	1930	2030		11.00 %	0.00 %	11			$1,038,910
B1020	Roof Construction	$11.94	S.F.	56,340	100	1930	2030		11.00 %	0.00 %	11			$672,700
B2010	Exterior Walls	$13.60	S.F.	56,340	100	1930	2030		11.00 %	0.00 %	11			$766,224
B2020	Exterior Windows	$8.46	S.F.	56,340	30	2000	2030		36.67 %	0.00 %	11			$476,636
B2030	Exterior Doors	$0.83	S.F.	56,340	30	1994	2024		16.67 %	0.00 %	5			$46,762
B3010105	Built-Up	$7.15	S.F.	25,978	25	2016	2041		88.00 %	0.00 %	22			$185,743
B3010140	Shingle & Tile	$3.56	S.F.	7,659	20	2018	2038		95.00 %	0.00 %	19			$27,266
B3020	Roof Openings	$0.50	S.F.	56,340	30	2016	2046		90.00 %	0.00 %	27			$28,170
C1010	Partitions	$5.52	S.F.	56,340	100	1930	2030		11.00 %	0.00 %	11			$310,997
C1020	Interior Doors	$3.58	S.F.	56,340	40	1994	2034		37.50 %	0.00 %	15			$201,697
C1030	Fittings	$2.61	S.F.	56,340	20	1994	2014		0.00 %	110.00 %	-5		$161,752.00	$147,047
C2010	Stair Construction	$2.81	S.F.	56,340	100	1930	2030		11.00 %	0.00 %	11			$158,315
C3010220	Tile	$9.25	S.F.	2,260	30	1930	1960		0.00 %	150.00 %	-59		$31,358.00	$20,905
C3010230	Paint & Covering	$1.47	S.F.	52,346	10	1994	2004		0.00 %	13.22 %	-15		$10,169.27	$76,949
C3010902	Wood Paneling	$6.66	S.F.	1,734	15	1930	1945		0.00 %	124.00 %	-74		$14,320.00	$11,548
C3020420	Ceramic Tile	$16.74	S.F.	2,260	50	1930	1980		0.00 %	150.00 %	-39		$56,749.00	$37,832
C3020901	Carpet	$7.50	S.F.	5,742	8	1994	2002		0.00 %	110.00 %	-17		$47,372.00	$43,065
C3020903	VCT	$3.48	S.F.	38,409	15	1994	2009		0.00 %	155.00 %	-10		$207,178.00	$133,663
C3020999	Other - Quarry Tiles	$22.19	S.F.	845	50	1930	1980		0.00 %	150.00 %	-39		$28,126.00	$18,751
C3020999	Other - Wood	$13.79	S.F.	5,090	50	1930	1980		0.00 %	137.00 %	-39		$96,162.00	$70,191
C3030	Ceiling Finishes	$8.90	S.F.	56,340	20	1994	2014	2025	30.00 %	0.00 %	6			$501,426
D1010	Elevators and Lifts	$4.23	S.F.	56,340	20	1994	2014		0.00 %	110.00 %	-5		$262,150.00	$238,318
D2010	Plumbing Fixtures	$6.25	S.F.	56,340	20	1958	1978		0.00 %	110.00 %	-41		$387,338.00	$352,125
D2020	Domestic Water Distribution	$0.71	S.F.	56,340	30	1958	1988		0.00 %	110.00 %	-31		$44,002.00	$40,001
D2030	Sanitary Waste	$1.68	S.F.	56,340	30	1958	1988		0.00 %	110.00 %	-31		$104,116.00	$94,651
D3010	Energy Supply	$0.61	S.F.	56,340	30	1930	1960		0.00 %	110.00 %	-59		$37,804.00	$34,367
D3020	Heat Generating Systems	$3.55	S.F.	56,340	20	2002	2022		15.00 %	0.00 %	3			$200,007

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 $
D3040	Distribution Systems	$10.49	S.F.	56,340	20	2002	2022		15.00 %	0.00 %	3			$591,007
D3050	Terminal & Package Units	$12.55	S.F.	56,340	15	2016	2031		80.00 %	0.00 %	12			$707,067
D3060	Controls & Instrumentation	$2.19	S.F.	56,340	15	2016	2031		80.00 %	22.45 %	12		$27,699.22	$123,385
D4010	Sprinklers	$4.02	S.F.	56,340	30			2019	0.00 %	110.00 %	0		$249,135.00	$226,487
D4020	Standpipes	$0.34	S.F.	56,340	30			2019	0.00 %	110.00 %	0		$21,071.00	$19,156
D5010	Electrical Service/Distribution	$2.28	S.F.	56,340	20	1994	2014		0.00 %	110.00 %	-5		$141,301.00	$128,455
D5020	Branch Wiring	$4.67	S.F.	56,340	20	1958	1978		0.00 %	110.00 %	-41		$289,419.00	$263,108
D5020	Lighting	$7.03	S.F.	56,340	20	2000	2020		5.00 %	0.00 %	1			$396,070
D5030810	Security & Detection Systems	$1.51	S.F.	56,340	20	2016	2036		85.00 %	0.00 %	17			$85,073
D5030910	FIre Alarm Systems	$2.74	S.F.	56,340	20	2016	2036		85.00 %	0.00 %	17			$154,372
D5030920	Data Communication	$3.56	S.F.	56,340	25	2016	2041		88.00 %	0.00 %	22			$200,570
D5090	Other Electrical Systems	$0.34	S.F.	56,340	15			2019	0.00 %	110.00 %	0		$21,071.00	$19,156
E1090	Other Equipment	$0.76	S.F.	56,340	20	2005	2025		30.00 %	0.00 %	6			$42,818
E2010	Fixed Furnishings	$1.89	S.F.	56,340	20	1994	2014	2025	30.00 %	0.00 %	6			$106,483
								Total	**22.96 %**	**22.59 %**			**$2,238,292.49**	**$9,909,618**

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



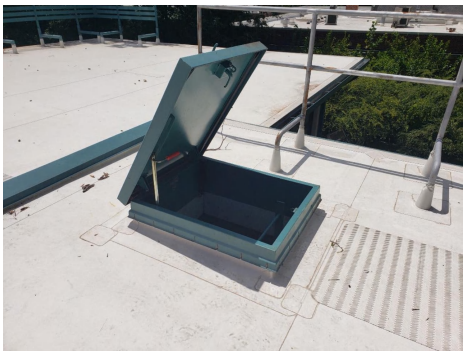
Note:

System: B3010140 - Shingle & Tile



Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions



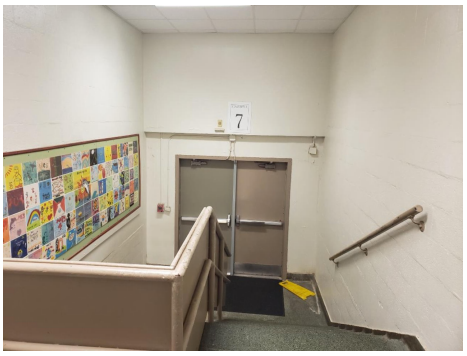
Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings

Note:

System: C2010 - Stair Construction



Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering

Note:

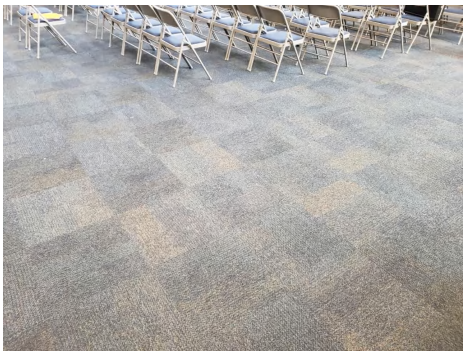
System: C3010902 - Wood Paneling

Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT

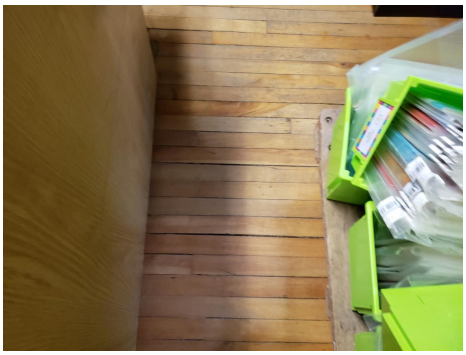

Note:

System: C3020999 - Other - Quarry Tiles


Note:

System: C3020999 - Other - Wood





Note:

System: C3030 - Ceiling Finishes

Note:

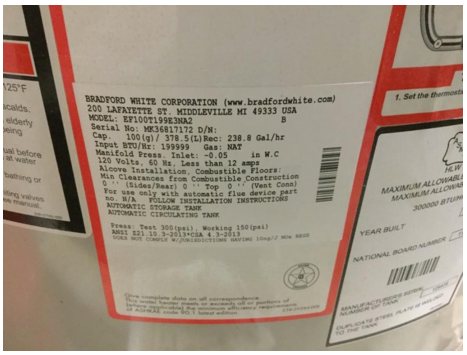
System: D1010 - Elevators and Lifts

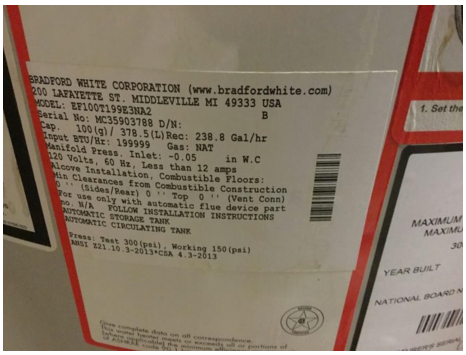
Note:

System: D2010 - Plumbing Fixtures

Note:

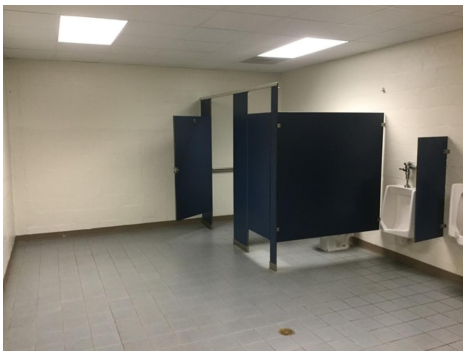
System: D2020 - Domestic Water Distribution

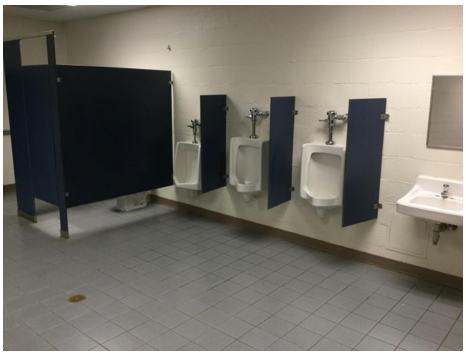




Note:

System: D2030 - Sanitary Waste



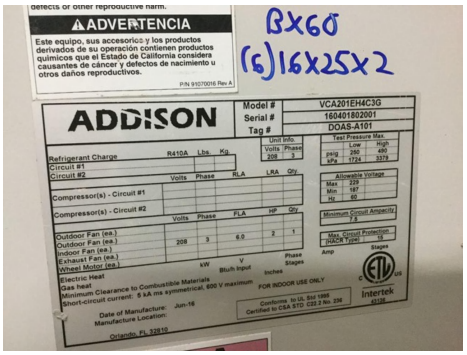


Note:

System: D3010 - Energy Supply

Note:

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

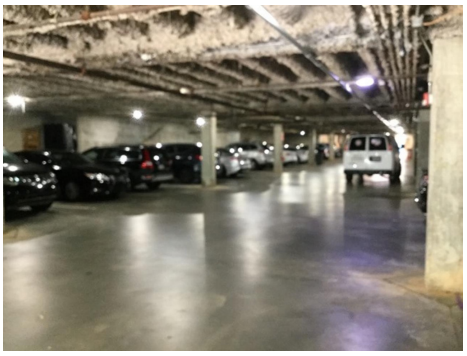
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

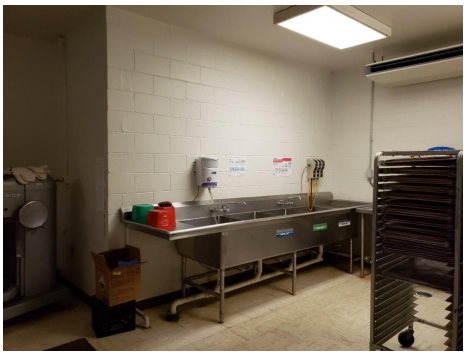
System: D5030910 - FIre Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,238,292**	**$448,747**	**$0**	**$950,798**	**$0**	**$59,631**	**$854,703**	**$0**	**$60,009**	**$0**	**$113,753**	**$4,725,934**
*** 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**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$59,631	$0	$0	$0	$0	$0	**$59,631**
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**
B3010140 - Shingle & Tile	$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**

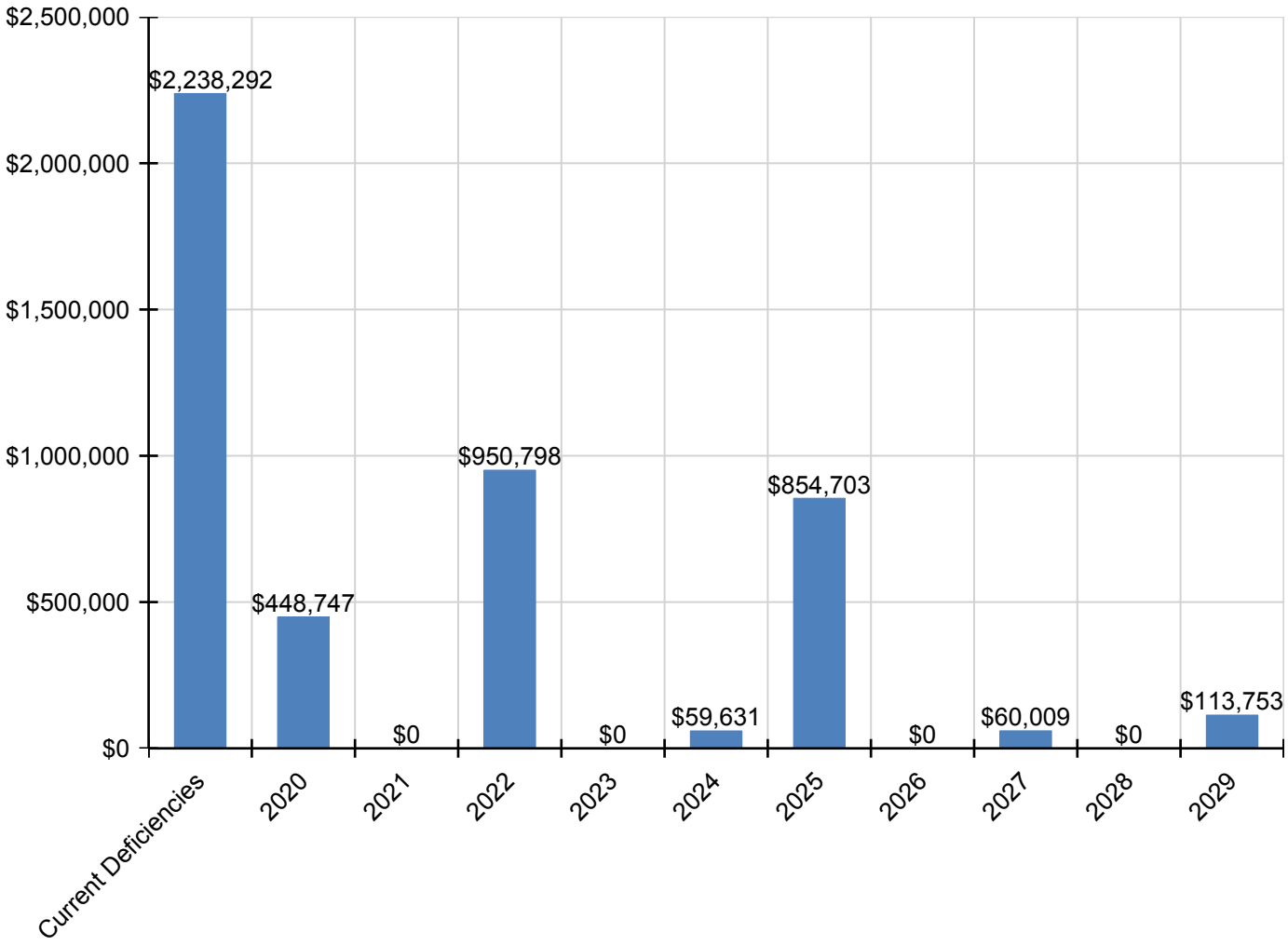
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C1030 - Fittings	$161,752	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$161,752**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$31,358	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,358**
C3010230 - Paint & Covering	$10,169	$0	$0	$0	$0	$0	$0	$0	$0	$0	$113,753	**$123,922**
C3010902 - Wood Paneling	$14,320	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,320**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$56,749	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,749**
C3020901 - Carpet	$47,372	$0	$0	$0	$0	$0	$0	$0	$60,009	$0	$0	**$107,381**
C3020903 - VCT	$207,178	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$207,178**
C3020999 - Other - Quarry Tiles	$28,126	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,126**
C3020999 - Other - Wood	$96,162	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,162**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$658,602	$0	$0	$0	$0	**$658,602**
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	$262,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$262,150**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$387,338	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$387,338**
D2020 - Domestic Water Distribution	$44,002	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,002**
D2030 - Sanitary Waste	$104,116	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,116**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$37,804	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,804**
D3020 - Heat Generating Systems	$0	$0	$0	$240,409	$0	$0	$0	$0	$0	$0	$0	**$240,409**
D3040 - Distribution Systems	$0	$0	$0	$710,389	$0	$0	$0	$0	$0	$0	$0	**$710,389**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$27,699	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,699**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$249,135	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$249,135**
D4020 - Standpipes	$21,071	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,071**
D50 - Electrical	$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
D5010 - Electrical Service/Distribution	$141,301	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$141,301**
D5020 - Branch Wiring	$289,419	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$289,419**
D5020 - Lighting	$0	$448,747	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$448,747**
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	$21,071	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,071**
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**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$56,240	$0	$0	$0	$0	**$56,240**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$139,861	$0	$0	$0	$0	**$139,861**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

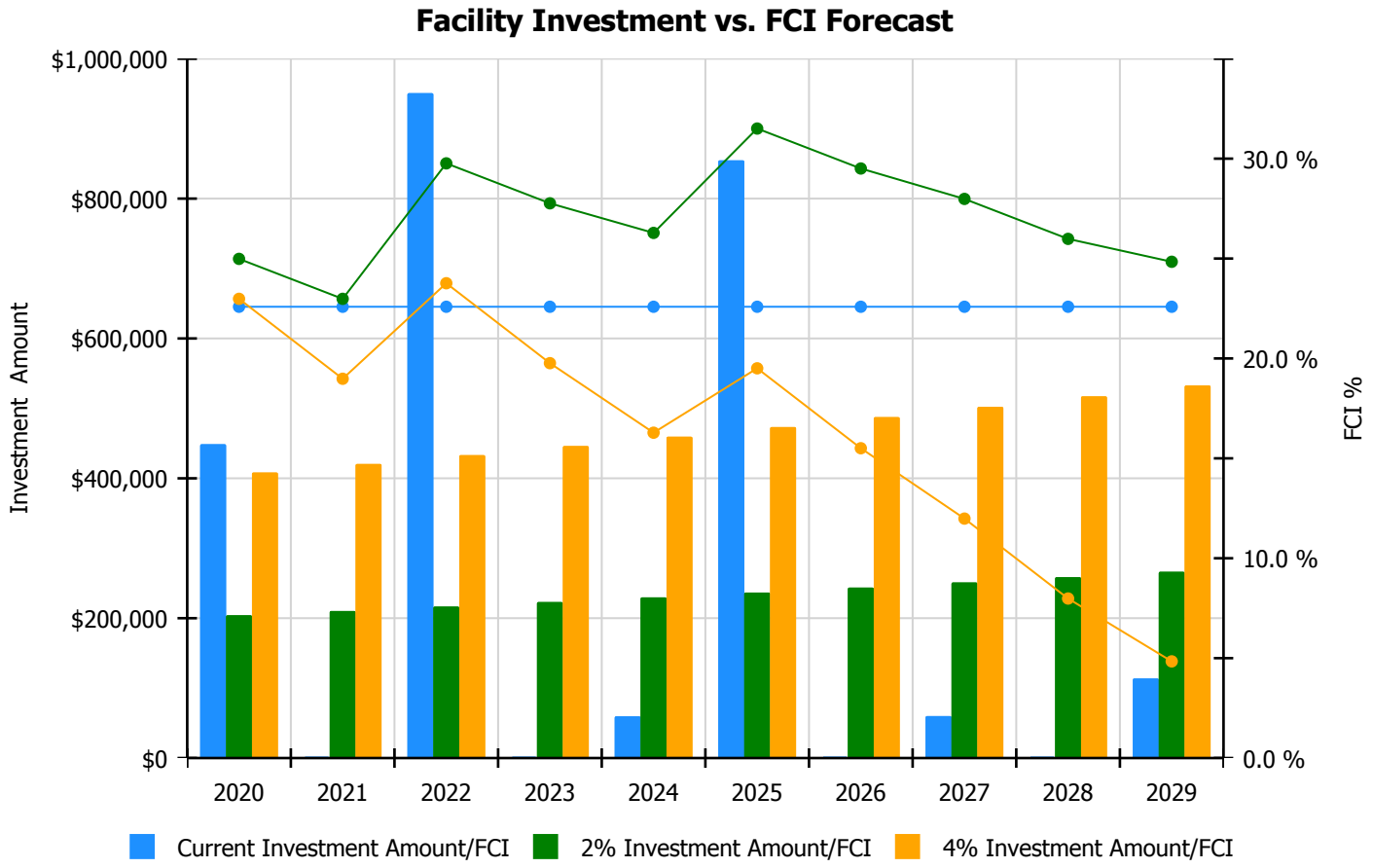
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

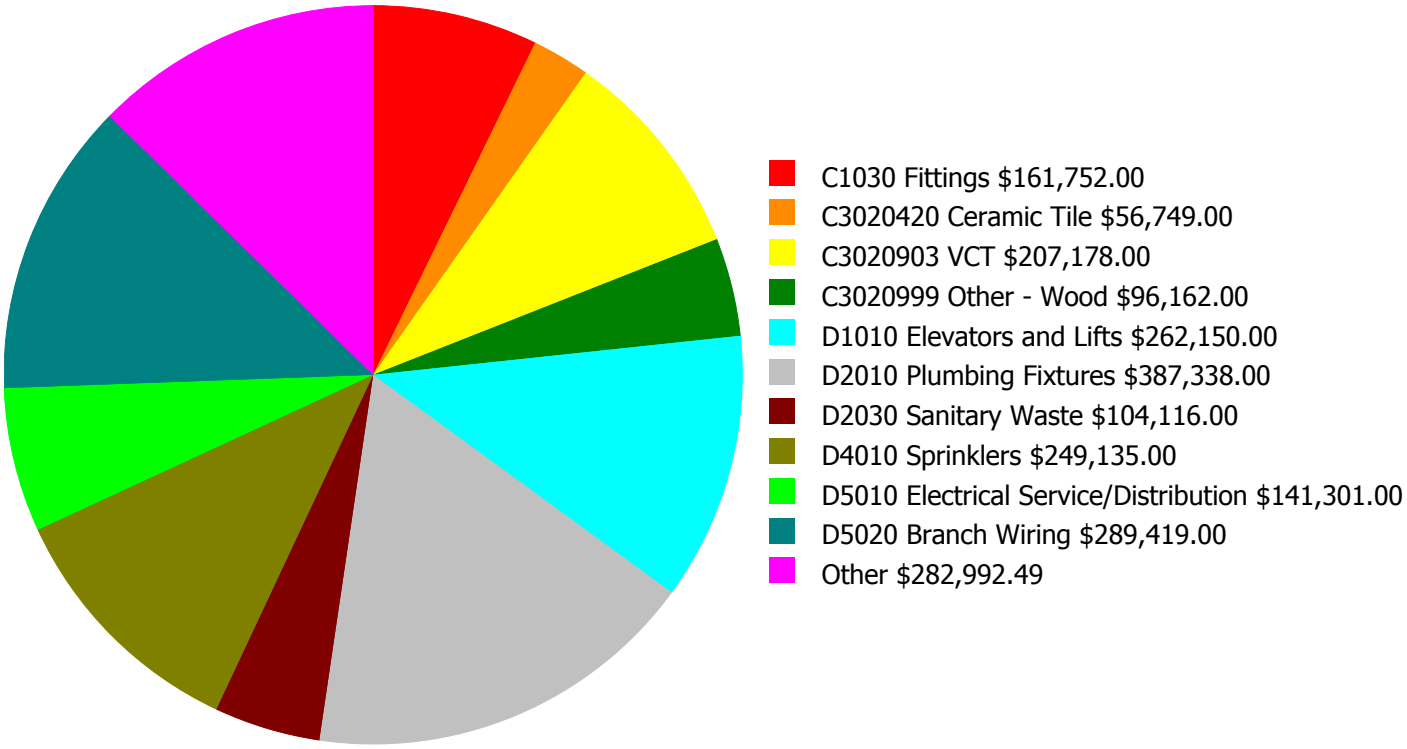
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 22.59%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$448,747	$204,138.00	24.98 %	$408,276.00	22.98 %
2021	$0	$210,262.00	22.98 %	$420,525.00	18.98 %
2022	$950,798	$216,570.00	29.76 %	$433,140.00	23.76 %
2023	$0	$223,067.00	27.76 %	$446,134.00	19.76 %
2024	$59,631	$229,759.00	26.28 %	$459,519.00	16.28 %
2025	$854,703	$236,652.00	31.51 %	$473,304.00	19.51 %
2026	$0	$243,752.00	29.51 %	$487,503.00	15.51 %
2027	$60,009	$251,064.00	27.98 %	$502,128.00	11.98 %
2028	$0	$258,596.00	25.98 %	$517,192.00	7.98 %
2029	$113,753	$266,354.00	24.84 %	$532,708.00	4.84 %
Total:	**$2,487,641**	**$2,340,214.00**		**$4,680,429.00**	

Deficiency Summary by System

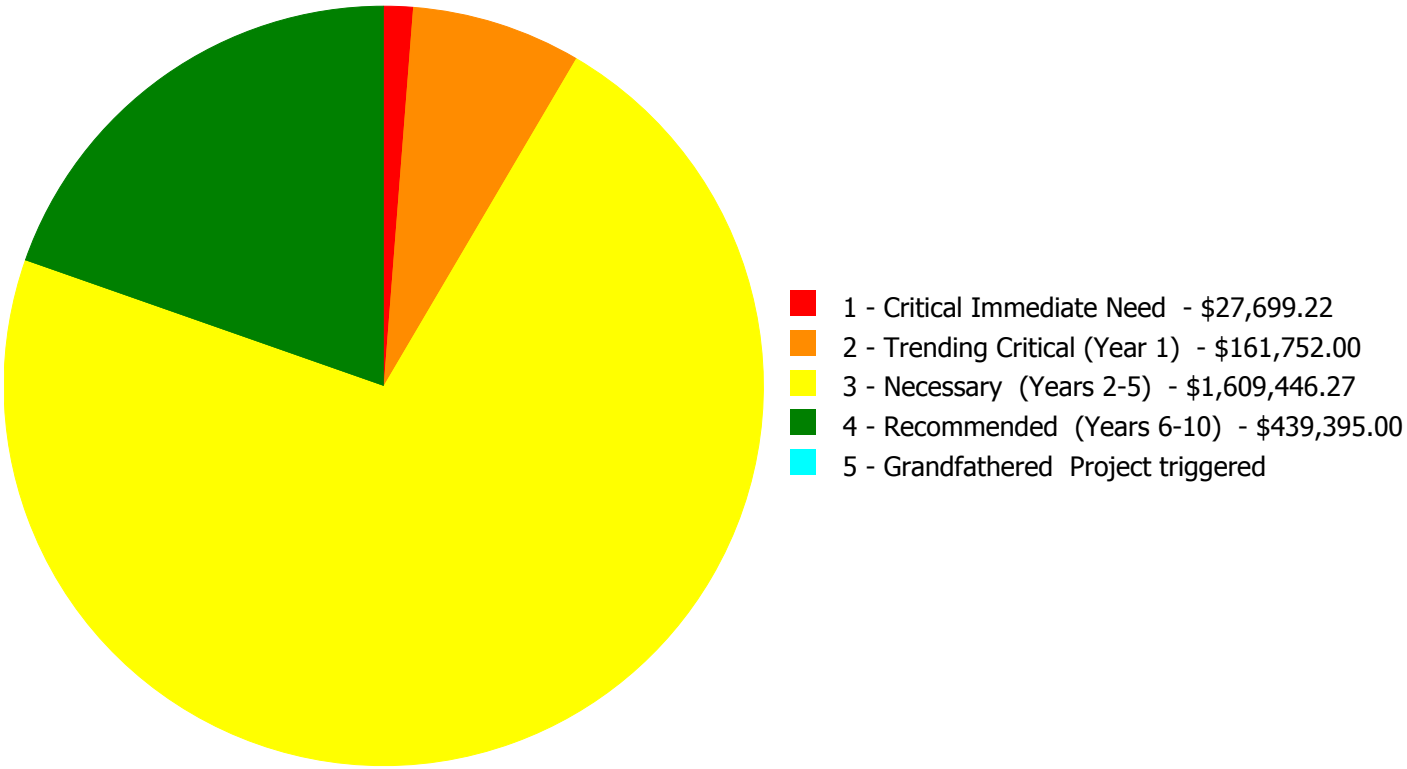
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,238,292.49

Deficiency Summary by Priority

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



Budget Estimate Total: $2,238,292.49

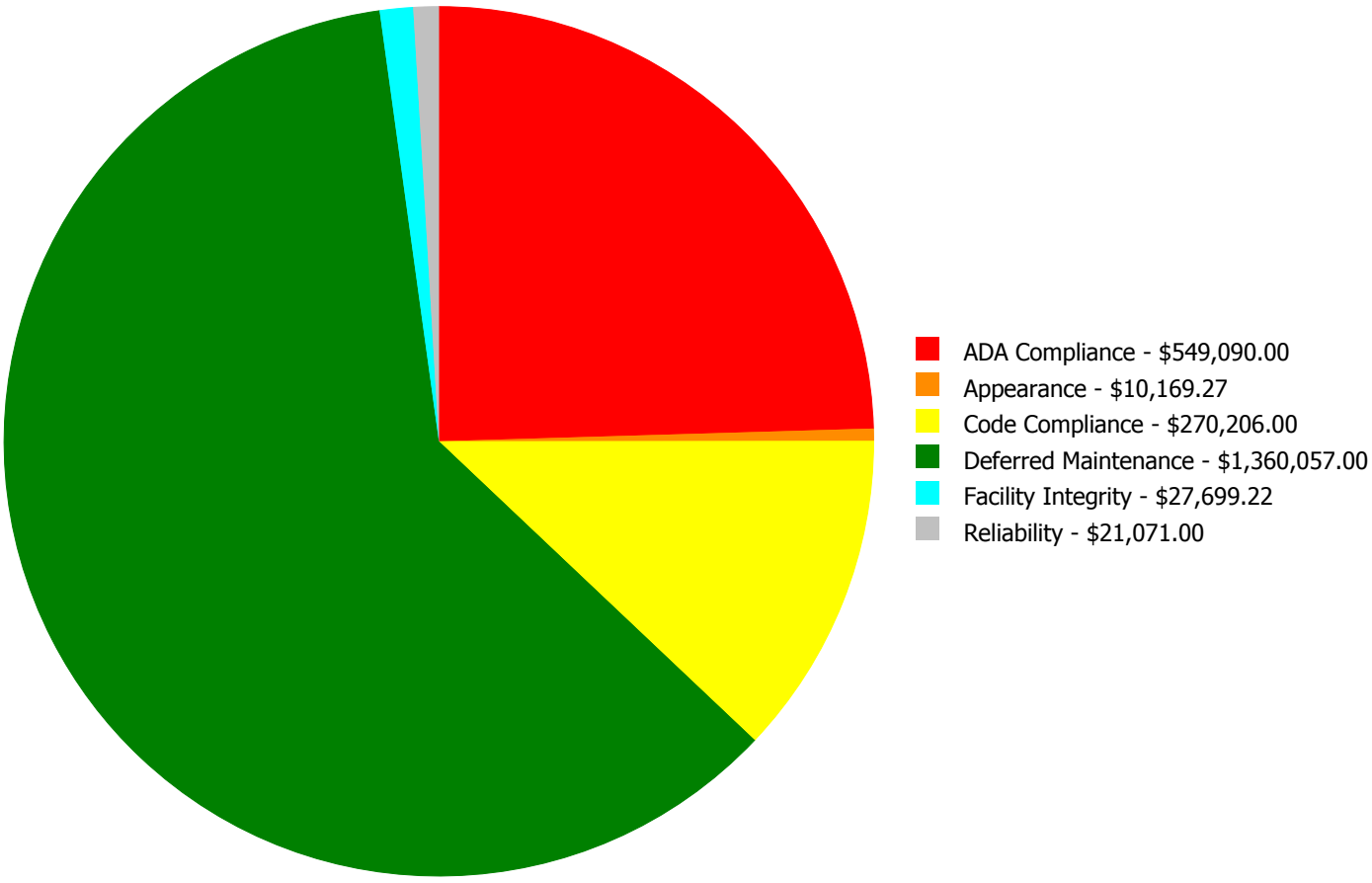
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1030	Fittings	$0.00	$161,752.00	$0.00	$0.00	$0.00	$161,752.00
C3010220	Tile	$0.00	$0.00	$31,358.00	$0.00	$0.00	$31,358.00
C3010230	Paint & Covering	$0.00	$0.00	$10,169.27	$0.00	$0.00	$10,169.27
C3010902	Wood Paneling	$0.00	$0.00	$14,320.00	$0.00	$0.00	$14,320.00
C3020420	Ceramic Tile	$0.00	$0.00	$56,749.00	$0.00	$0.00	$56,749.00
C3020901	Carpet	$0.00	$0.00	$47,372.00	$0.00	$0.00	$47,372.00
C3020903	VCT	$0.00	$0.00	$207,178.00	$0.00	$0.00	$207,178.00
C3020999	Other - Quarry Tiles	$0.00	$0.00	$28,126.00	$0.00	$0.00	$28,126.00
C3020999	Other - Wood	$0.00	$0.00	$96,162.00	$0.00	$0.00	$96,162.00
D1010	Elevators and Lifts	$0.00	$0.00	$262,150.00	$0.00	$0.00	$262,150.00
D2010	Plumbing Fixtures	$0.00	$0.00	$387,338.00	$0.00	$0.00	$387,338.00
D2020	Domestic Water Distribution	$0.00	$0.00	$0.00	$44,002.00	$0.00	$44,002.00
D2030	Sanitary Waste	$0.00	$0.00	$0.00	$104,116.00	$0.00	$104,116.00
D3010	Energy Supply	$0.00	$0.00	$37,804.00	$0.00	$0.00	$37,804.00
D3060	Controls & Instrumentation	$27,699.22	$0.00	$0.00	$0.00	$0.00	$27,699.22
D4010	Sprinklers	$0.00	$0.00	$0.00	$249,135.00	$0.00	$249,135.00
D4020	Standpipes	$0.00	$0.00	$0.00	$21,071.00	$0.00	$21,071.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$141,301.00	$0.00	$0.00	$141,301.00
D5020	Branch Wiring	$0.00	$0.00	$289,419.00	$0.00	$0.00	$289,419.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$21,071.00	$0.00	$21,071.00
	Total:	$27,699.22	$161,752.00	$1,609,446.27	$439,395.00	$0.00	$2,238,292.49

Deficiency Summary by Category

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



Budget Estimate Total: $2,238,292.49

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

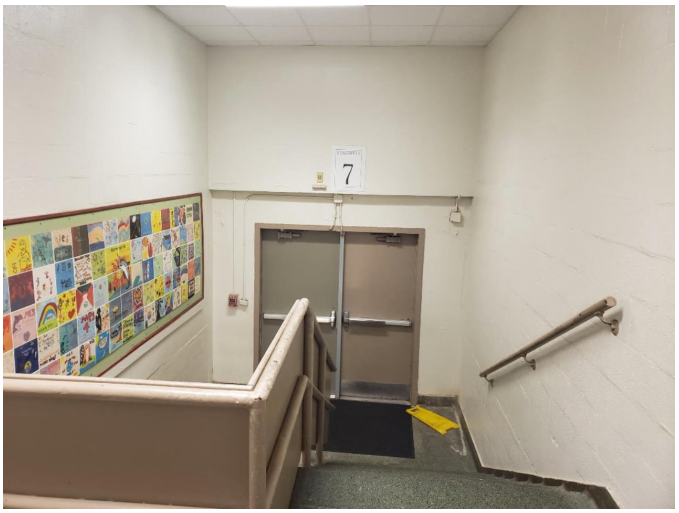
System: D3060 - Controls & Instrumentation

Location: Throughout building
Distress: Inadequate
Category: Facility Integrity
Priority: 1 - Critical Immediate Need
Correction: Control and Instrumentation Study
Qty: 56,340.00
Unit of Measure: S.F.
Estimate: $27,699.22
Assessor Name: Sam Mandola
Date Created: 06/13/2014

Notes: Conduct a controls and instrumentation study to include testing and adjusting, and overall design review to improve HVAC system and components. Replace damaged and malfunctioning controls and equipment, and retest.

Priority 2 - Trending Critical (Year 1):

System: C1030 - Fittings



Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 56,340.00
Unit of Measure: S.F.
Estimate: $161,752.00
Assessor Name: Sam Mandola
Date Created: 09/17/2015

Notes: The fittings throughout the building are aged and in marginal condition and should be replaced. Handrails and room signage are not ADA compliance.

Priority 3 - Necessary (Years 2-5):

System: C3010220 - Tile

Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,260.00
Unit of Measure: S.F.
Estimate: $31,358.00
Assessor Name: Homero Guerrero
Date Created: 12/05/2019

Notes: The ceramic tile in the restrooms are aged, patched throughout renovations and should be replaced

System: C3010230 - Paint & Covering

Location: Multi-purpose room and balcony
Distress: Damaged
Category: Appearance
Priority: 3 - Necessary (Years 2-5)
Correction: Paint
Qty: 6,000.00
Unit of Measure: S.F.
Estimate: $10,169.27
Assessor Name: Sam Mandola
Date Created: 12/05/2019

Notes: The wall finishes are aged, scuffed and fading, and should be replaced.

System: C3010902 - Wood Paneling

Location: Conference room 1134A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,734.00
Unit of Measure: S.F.
Estimate: $14,320.00
Assessor Name: Sam Mandola
Date Created: 12/05/2019

Notes: The wood paneling is in poor condition and should be replaced.

System: C3020420 - Ceramic Tile

Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,260.00
Unit of Measure: S.F.
Estimate: $56,749.00
Assessor Name: Sam Mandola
Date Created: 12/05/2019

Notes: The ceramic tile flooring is in poor condition, with different sections replaced over time, and should be replaced.

System: C3020901 - Carpet

Location: Multi-purpose room and balcony
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,742.00
Unit of Measure: S.F.
Estimate: $47,372.00
Assessor Name: Sam Mandola
Date Created: 12/05/2019

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

System: C3020903 - VCT

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 38,409.00
Unit of Measure: S.F.
Estimate: $207,178.00
Assessor Name: Sam Mandola
Date Created: 12/05/2019

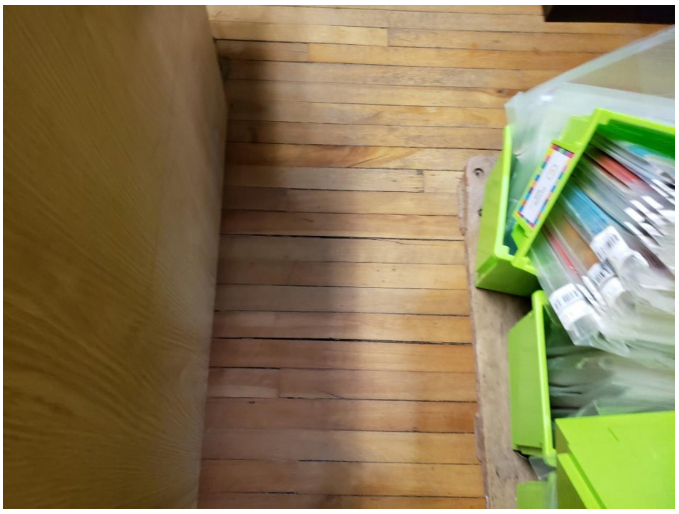
Notes: The VCT floor finishes are in poor condition, with different areas separating and patched, and should be replaced.

System: C3020999 - Other - Quarry Tiles

Location: Multi-purpose room lobby and staircase
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 845.00
Unit of Measure: S.F.
Estimate: $28,126.00
Assessor Name: Sam Mandola
Date Created: 12/05/2019

Notes: The quarry tile is aged and worn and should be replaced.

System: C3020999 - Other - Wood



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,090.00
Unit of Measure: S.F.
Estimate: $96,162.00
Assessor Name: Homero Guerrero
Date Created: 12/05/2019

Notes: The wood flooring is beyond service life, showing signs of early failure and should be replaced.

System: D1010 - Elevators and Lifts

Location: Exterior wall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 56,340.00
Unit of Measure: S.F.
Estimate: $262,150.00
Assessor Name: Sam Mandola
Date Created: 09/17/2015

Notes: The elevator system is from original construction and has exceeded its life cycle and is recommended for upgrade. All aspects of the current ADA standards are expected to be included in the new installation.

System: D2010 - Plumbing Fixtures

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 56,340.00
Unit of Measure: S.F.
Estimate: $387,338.00
Assessor Name: Sam Mandola
Date Created: 08/19/2013

Notes: The restroom fixtures are from original construction with few exceptions. The systems are beyond the expected life cycle and upgrades are warranted. The new restroom fixtures should include all aspects of the current ADA standards.

System: D3010 - Energy Supply

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 56,340.00
Unit of Measure: S.F.
Estimate: $37,804.00
Assessor Name: Homero Guerrero
Date Created: 10/17/2019

Notes: The natural gas feed is recommended for upgrade.

System: D5010 - Electrical Service/Distribution

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 56,340.00
Unit of Measure: S.F.
Estimate: $141,301.00
Assessor Name: Sam Mandola
Date Created: 09/17/2015

Notes: The electrical service and distribution system consist of a service disconnect, primary main, breaker system, switch box and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded, however, a majority of the system is from original construction. Upgrades are recommended.

System: D5020 - Branch Wiring

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 56,340.00
Unit of Measure: S.F.
Estimate: $289,419.00
Assessor Name: Sam Mandola
Date Created: 08/19/2013

Notes: This building's original lighting system consists of a T12 hanging four rack four foot fluorescent system. This system was upgraded in the early 2000's to a T8 system. The upgrades have no records to indicate the date of the installation. This system is recommended for universal upgrades based on condition and estimated age.

Priority 4 - Recommended (Years 6-10):

System: D2020 - Domestic Water Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 56,340.00
Unit of Measure: S.F.
Estimate: $44,002.00
Assessor Name: Sam Mandola
Date Created: 08/19/2013

Notes: The domestic water distribution system consist 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

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 56,340.00
Unit of Measure: S.F.
Estimate: $104,116.00
Assessor Name: Homero Guerrero
Date Created: 08/19/2013

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

System: D4010 - Sprinklers

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 56,340.00
Unit of Measure: S.F.
Estimate: $249,135.00
Assessor Name: Homero Guerrero
Date Created: 08/19/2013

Notes: Facility has no fire protection system. Install per owner standards.

System: D4020 - Standpipes

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 56,340.00
Unit of Measure: S.F.
Estimate: $21,071.00
Assessor Name: Homero Guerrero
Date Created: 08/19/2013

Notes: Facility has no fire protection system. Install per owner standards.

System: D5090 - Other Electrical Systems

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 56,340.00
Unit of Measure: S.F.
Estimate: $21,071.00
Assessor Name: Sam Mandola
Date Created: 08/19/2013

Notes: No emergency generator. Install per client standards.

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):	30,152
Year Built:	1994
Last Renovation:	
Replacement Value:	$5,369,730
Repair Cost:	$2,118,495.00
Total FCI:	39.45 %
Total RSLI:	38.46 %
FCA Score:	60.55

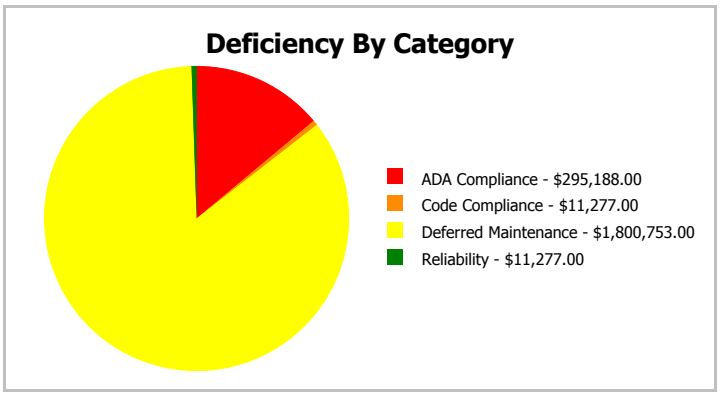
Description:

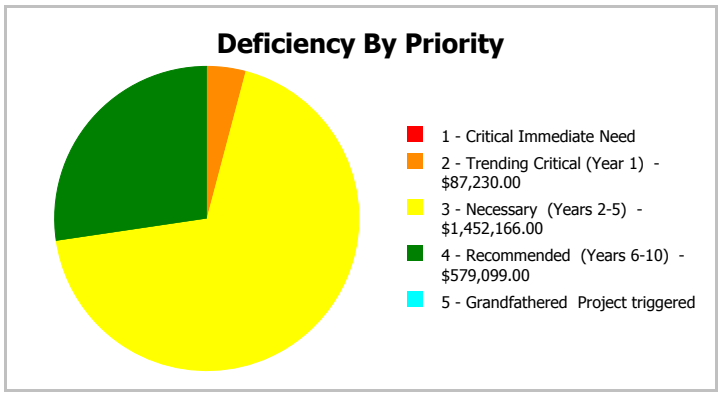
The narrative for this addition is included in the campus summary description at the front of this report.

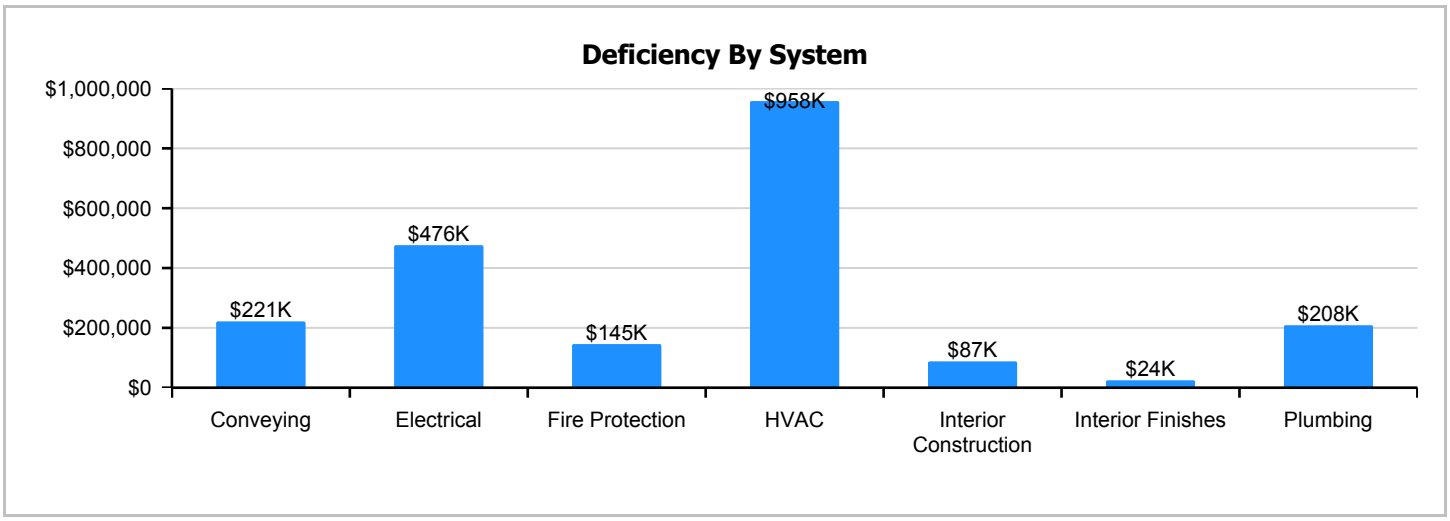
Attributes: This asset has no attributes.

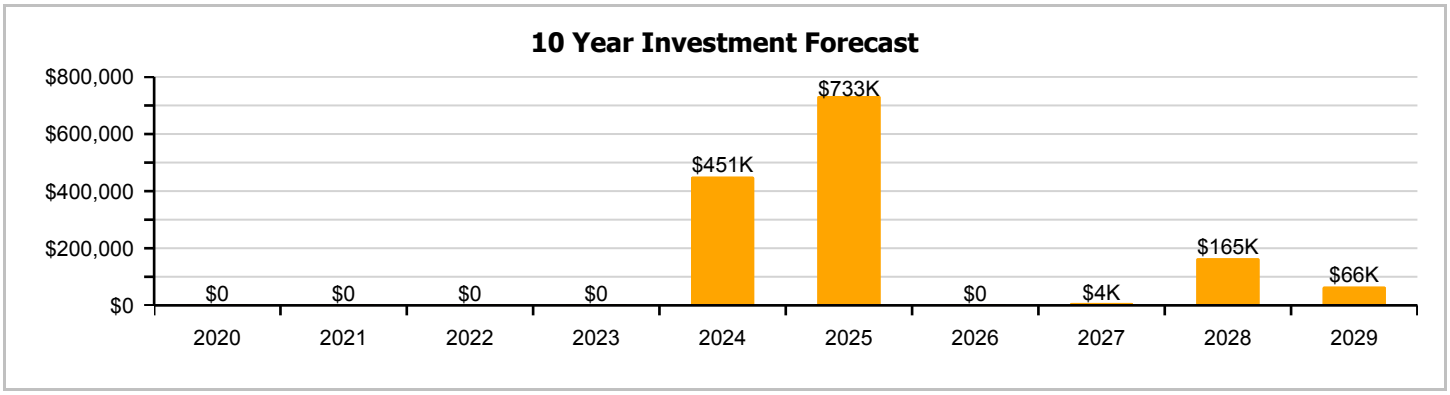
Dashboard Summary

Function:		Gross Area:	30,152
Year Built:	1994	Last Renovation:	
Repair Cost:	$2,118,495	Replacement Value:	$5,369,730
FCI:	39.45 %	RSLI%:	38.46 %









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	75.00 %	0.00 %	$0.00
A20 - Basement Construction	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.29 %	0.00 %	$0.00
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	46.77 %	24.58 %	$87,230.00
C20 - Stairs	75.00 %	0.00 %	$0.00
C30 - Interior Finishes	29.82 %	5.18 %	$23,986.00
D10 - Conveying	0.00 %	110.00 %	$220,894.00
D20 - Plumbing	4.60 %	79.64 %	$207,958.00
D30 - HVAC	0.00 %	110.00 %	$957,537.00
D40 - Fire Protection	1.07 %	107.78 %	$145,272.00
D50 - Electrical	30.45 %	71.21 %	$475,618.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**38.46 %**	**39.45 %**	**$2,118,495.00**

Photo Album

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

1). East Elevation - Oct 07, 2019

2). North Elevation - Oct 07, 2019

3). West Elevation - Oct 07, 2019

4). South Elevation - Oct 07, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.27	S.F.	30,152	100	1994	2094		75.00 %	0.00 %	75			$219,205
A1020	Special Foundations	$0.34	S.F.	30,152	100	1994	2094		75.00 %	0.00 %	75			$10,252
A1030	Slab on Grade	$6.15	S.F.	30,152	100	1994	2094		75.00 %	0.00 %	75			$185,435
A2010	Basement Excavation	$0.19	S.F.	30,152	100	1994	2094		75.00 %	0.00 %	75			$5,729
A2020	Basement Walls	$2.28	S.F.	30,152	100	1994	2094		75.00 %	0.00 %	75			$68,747
B1010	Floor Construction	$18.49	S.F.	30,152	100	1994	2094		75.00 %	0.00 %	75			$557,510
B1020	Roof Construction	$11.98	S.F.	30,152	100	1994	2094		75.00 %	0.00 %	75			$361,221
B2010	Exterior Walls	$13.62	S.F.	30,152	100	1994	2094		75.00 %	0.00 %	75			$410,670
B2020	Exterior Windows	$8.50	S.F.	30,152	30	1994	2024		16.67 %	0.00 %	5			$256,292
B2030	Exterior Doors	$0.83	S.F.	30,152	30	1994	2024		16.67 %	0.00 %	5			$25,026
B3010130	Preformed Metal Roofing	$8.50	S.F.	10,394	30	1998	2028		30.00 %	0.00 %	9			$88,349
C1010	Partitions	$5.54	S.F.	30,152	100	1994	2094		75.00 %	0.00 %	75			$167,042
C1020	Interior Doors	$3.60	S.F.	30,152	40	1994	2034		37.50 %	0.00 %	15			$108,547
C1030	Fittings	$2.63	S.F.	30,152	20	1994	2014		0.00 %	110.00 %	-5		$87,230.00	$79,300
C2010	Stair Construction	$2.81	S.F.	30,152	100	1994	2094		75.00 %	0.00 %	75			$84,727
C3010230	Paint & Covering	$1.47	S.F.	30,152	10	1994	2004		0.00 %	0.00 %	-15			$44,323
C3020405	Epoxy	$17.30	S.F.	1,175	15	1994	2009		0.00 %	117.99 %	-10		$23,986.00	$20,328
C3020420	Ceramic Tile	$16.74	S.F.	1,100	50	1994	2044		50.00 %	0.00 %	25			$18,414
C3020901	Carpet	$7.50	S.F.	3,572	8	2014	2022	2025	75.00 %	0.00 %	6			$26,790
C3020903	VCT	$3.48	S.F.	24,305	18	2001	2019	2025	33.33 %	0.00 %	6			$84,581
C3030	Ceiling Finishes	$8.91	S.F.	30,152	20	2001	2021	2025	30.00 %	0.00 %	6			$268,654
D1010	Elevators and Lifts	$6.66	S.F.	30,152	20	1994	2014		0.00 %	110.00 %	-5		$220,894.00	$200,812
D2010	Plumbing Fixtures	$6.27	S.F.	30,152	20	1994	2014		0.00 %	110.00 %	-5		$207,958.00	$189,053
D2020	Domestic Water Distribution	$0.71	S.F.	30,152	30	1994	2024		16.67 %	0.00 %	5			$21,408
D2030	Sanitary Waste	$1.68	S.F.	30,152	30	1994	2024		16.67 %	0.00 %	5			$50,655
D3040	Distribution Systems	$10.51	S.F.	30,152	20	1994	2014		0.00 %	110.00 %	-5		$348,587.00	$316,898
D3050	Terminal & Package Units	$16.17	S.F.	30,152	15	2000	2015		0.00 %	110.00 %	-4		$536,314.00	$487,558
D3060	Controls & Instrumentation	$2.19	S.F.	30,152	15	2000	2015		0.00 %	110.00 %	-4		$72,636.00	$66,033
D4010	Sprinklers	$4.04	S.F.	30,152	30	1994	2024	2019	0.00 %	110.00 %	0		$133,995.00	$121,814
D4020	Standpipes	$0.34	S.F.	30,152	30	1994	2024	2019	0.00 %	110.00 %	0		$11,277.00	$10,252
D4030	Fire Protection Specialties	$0.09	S.F.	30,152	15	2012	2027		53.33 %	0.00 %	8			$2,714
D5010	Electrical Service/Distribution	$2.28	S.F.	30,152	20	1994	2014		0.00 %	110.00 %	-5		$75,621.00	$68,747
D5020	Branch Wiring	$4.68	S.F.	30,152	20	1994	2014		0.00 %	110.00 %	-5		$155,223.00	$141,111
D5020	Lighting	$7.04	S.F.	30,152	20	1994	2014		0.00 %	110.00 %	-5		$233,497.00	$212,270
D5030810	Security & Detection Systems	$1.51	S.F.	30,152	20	2016	2036		85.00 %	0.00 %	17			$45,530
D5030910	Fire Alarm Systems	$2.74	S.F.	30,152	20	2016	2036		85.00 %	0.00 %	17			$82,616
D5030920	Data Communication	$3.56	S.F.	30,152	25	2016	2041		88.00 %	0.00 %	22			$107,341
D5090	Other Electrical Systems	$0.34	S.F.	30,152	15			2019	0.00 %	110.00 %	0		$11,277.00	$10,252
E1020	Institutional Equipment	$2.86	S.F.	30,152	20	2000	2020	2025	30.00 %	0.00 %	6			$86,235
E2010	Fixed Furnishings	$1.90	S.F.	30,152	20	2000	2020	2025	30.00 %	0.00 %	6			$57,289
								Total	**38.46 %**	**39.45 %**			**$2,118,495.00**	**$5,369,730**

System Notes

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

System: B1010 - Floor Construction


Note:

System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows



Note:

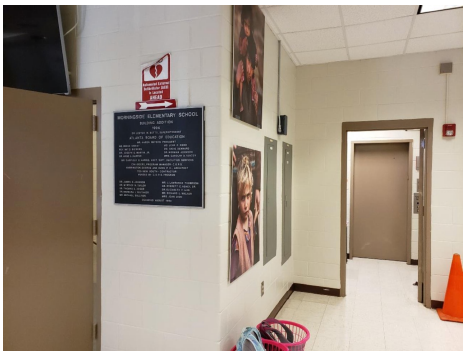
System: B2030 - Exterior Doors


Note:

System: B3010130 - Preformed Metal Roofing


Note:

System: C1010 - Partitions

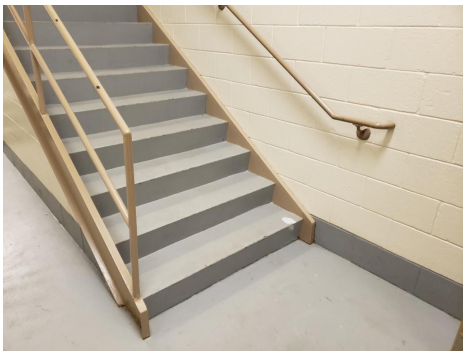




Note:

System: C1020 - Interior Doors

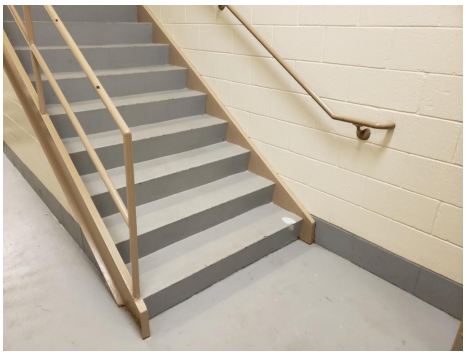
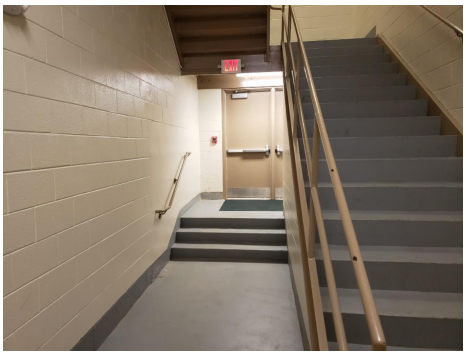
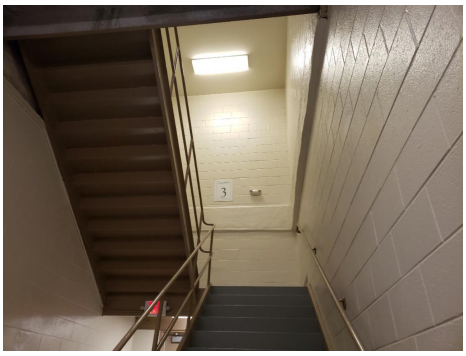

Note:

System: C1030 - Fittings



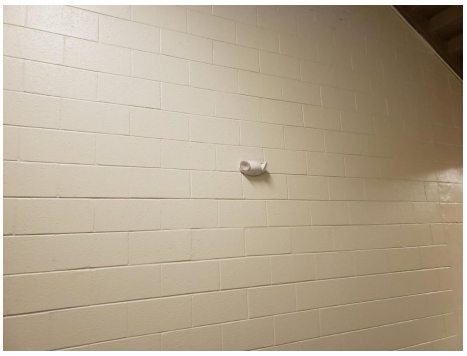

Note:

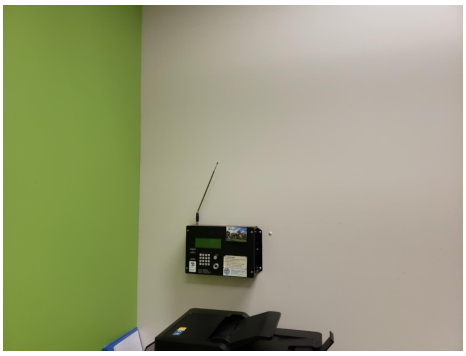
System: C2010 - Stair Construction

Note:

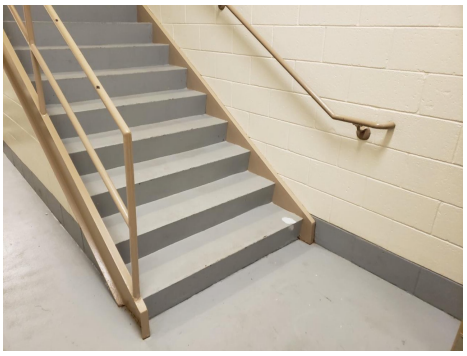
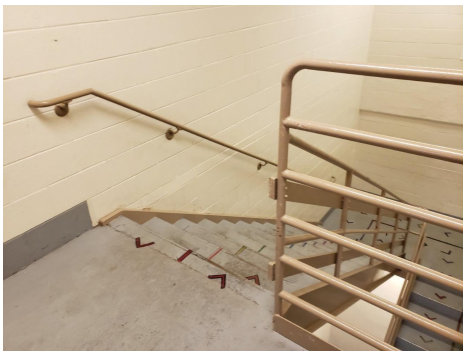
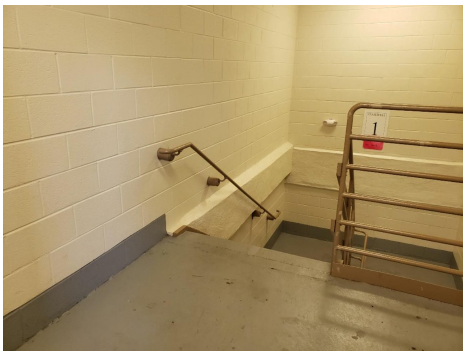
System: C3010230 - Paint & Covering





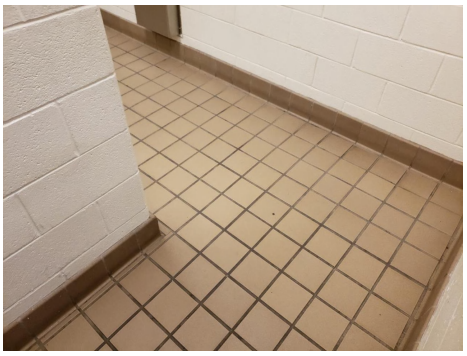
Note:

System: C3020405 - Epoxy

Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet

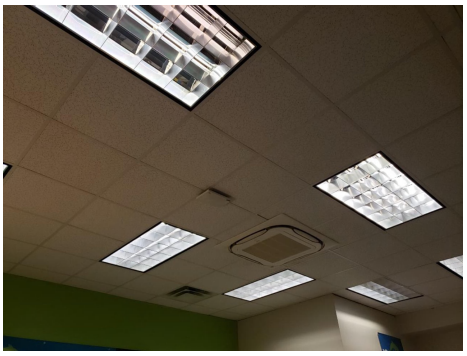


Note:

System: C3020903 - VCT


Note:

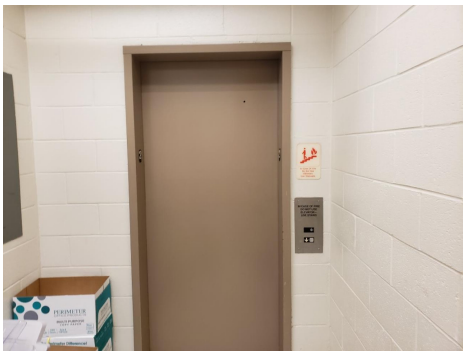
System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts





Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

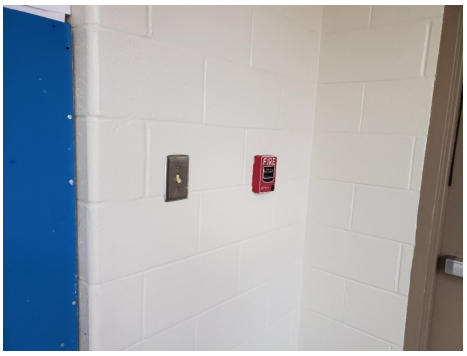


Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4030 - Fire Protection Specialties



Note:

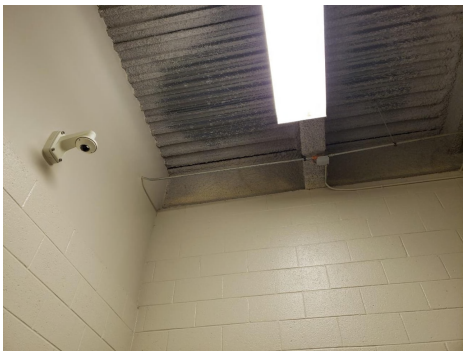
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

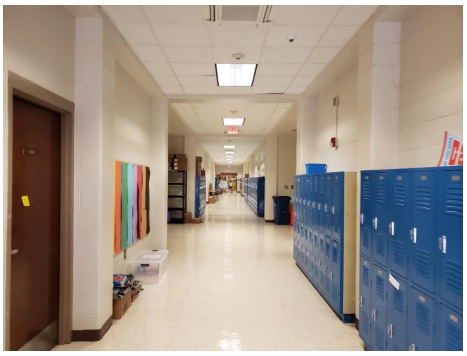
Note:

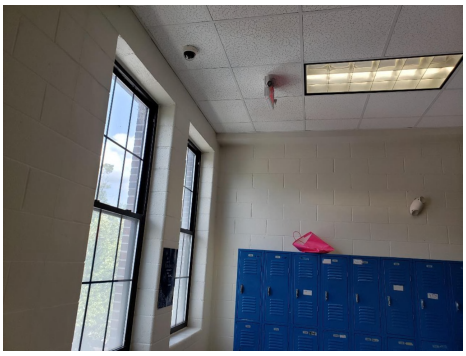
System: D5020 - Lighting

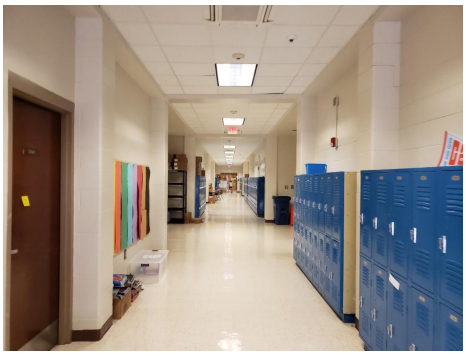


Note:

System: D5030810 - Security & Detection Systems

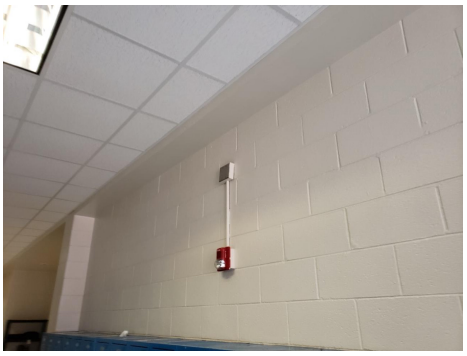
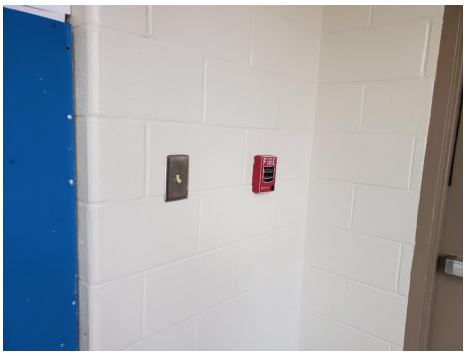






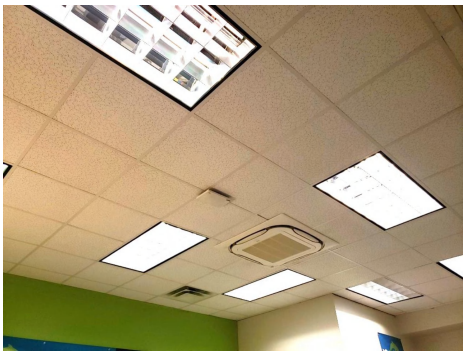
Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



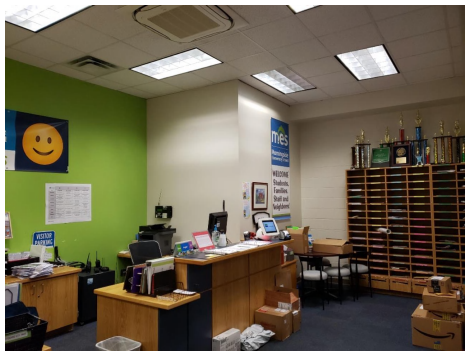
Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,118,495**	**$0**	**$0**	**$0**	**$0**	**$450,633**	**$733,108**	**$0**	**$3,781**	**$164,844**	**$65,524**	**$3,536,385**
*** 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**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$326,824	$0	$0	$0	$0	$0	**$326,824**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$31,914	$0	$0	$0	$0	$0	**$31,914**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$164,844	$0	**$164,844**
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	$87,230	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$87,230**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

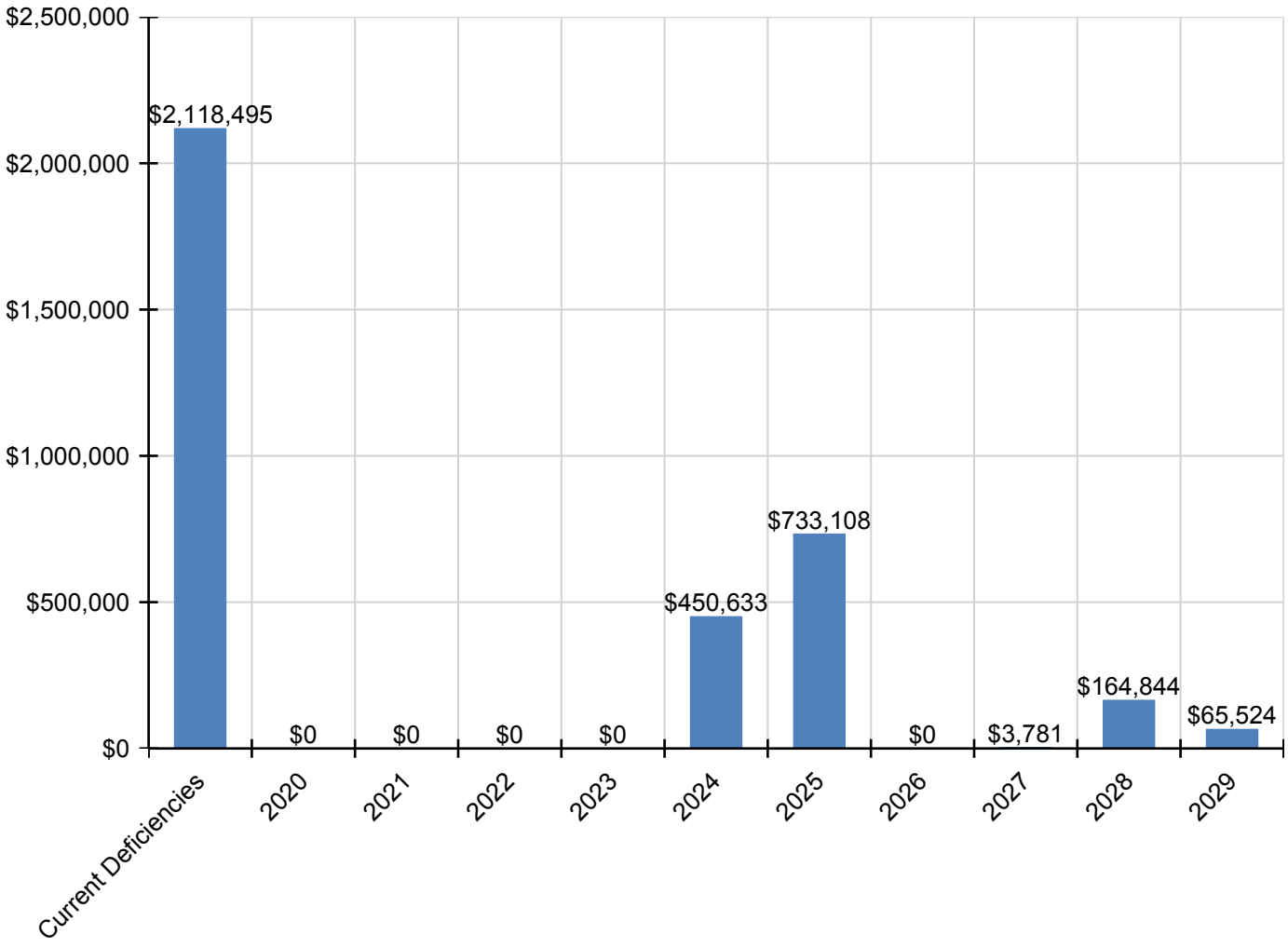
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$65,524	**$65,524**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$23,986	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,986**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$0	$0	$0	$0	$0	$0	$35,188	$0	$0	$0	$0	**$35,188**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$156,541	$0	$0	$0	$0	**$156,541**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$352,866	$0	$0	$0	$0	**$352,866**
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	$220,894	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$220,894**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$207,958	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$207,958**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$27,300	$0	$0	$0	$0	$0	**$27,300**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$64,596	$0	$0	$0	$0	$0	**$64,596**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$348,587	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$348,587**
D3050 - Terminal & Package Units	$536,314	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$536,314**
D3060 - Controls & Instrumentation	$72,636	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,636**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$133,995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,995**
D4020 - Standpipes	$11,277	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,277**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$3,781	$0	$0	**$3,781**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$75,621	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,621**
D5020 - Branch Wiring	$155,223	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$155,223**
D5020 - Lighting	$233,497	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$233,497**
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**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$11,277	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,277**
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	$113,265	$0	$0	$0	$0	**$113,265**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$75,247	$0	$0	$0	$0	**$75,247**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

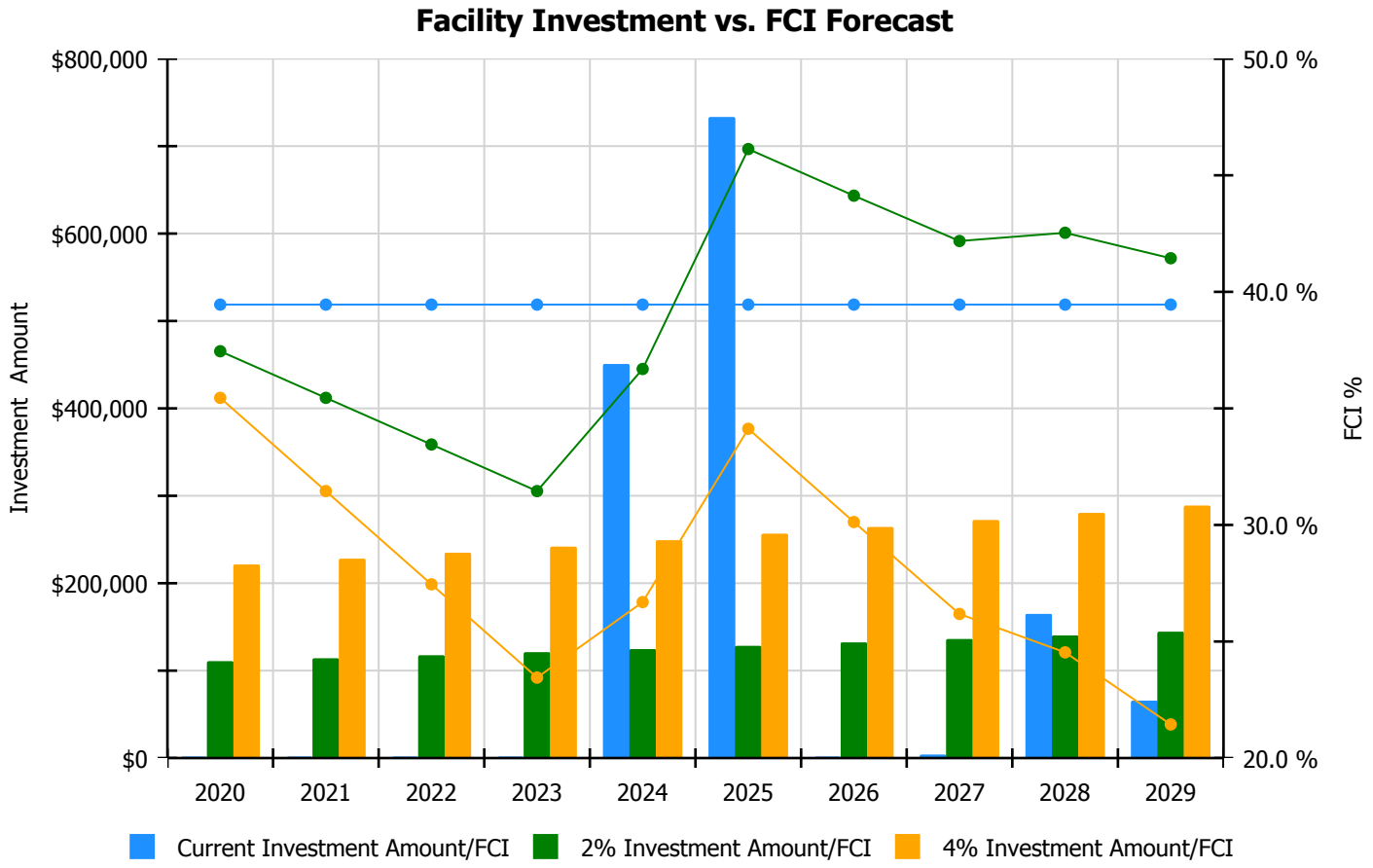
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

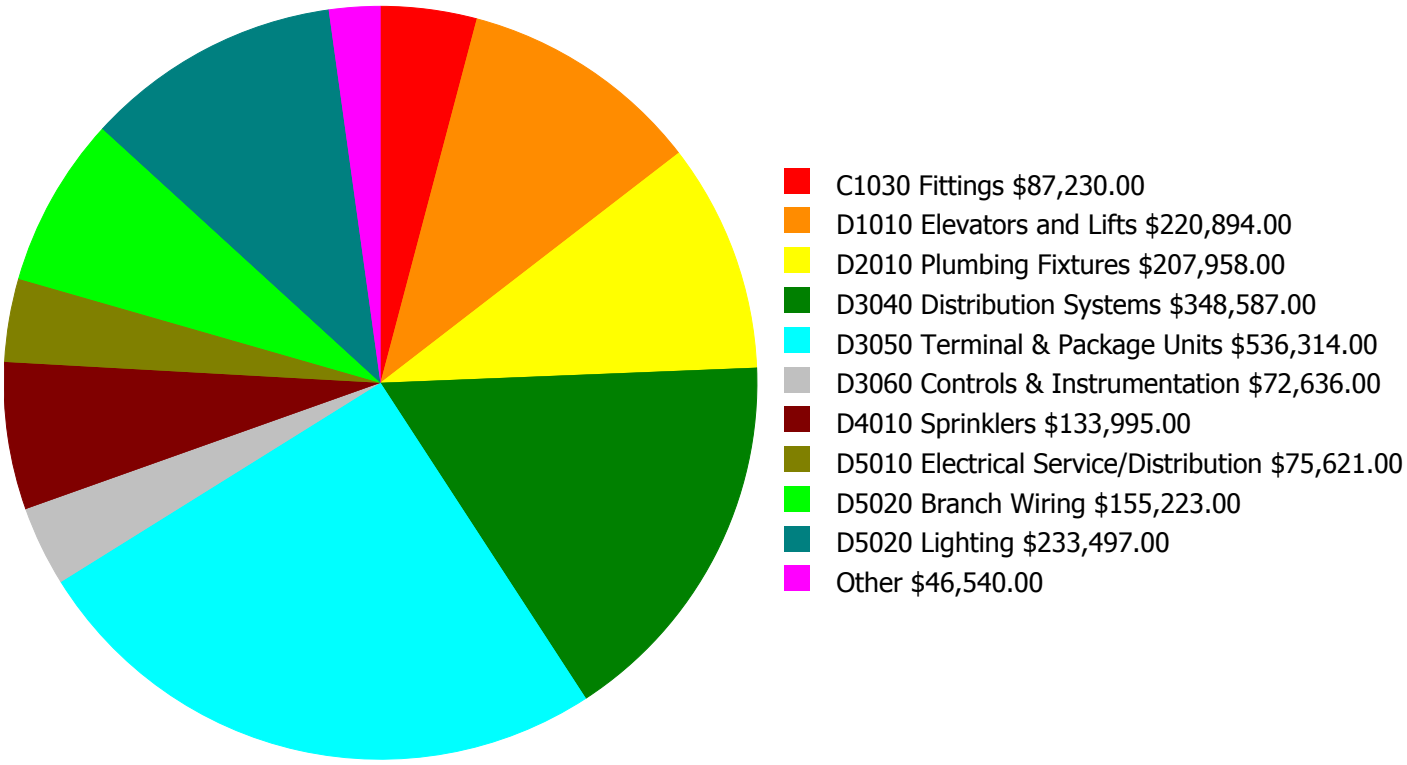
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 39.45%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$110,616.00	37.45 %	$221,233.00	35.45 %
2021	$0	$113,935.00	35.45 %	$227,870.00	31.45 %
2022	$0	$117,353.00	33.45 %	$234,706.00	27.45 %
2023	$0	$120,874.00	31.45 %	$241,747.00	23.45 %
2024	$450,633	$124,500.00	36.69 %	$249,000.00	26.69 %
2025	$733,108	$128,235.00	46.13 %	$256,470.00	34.13 %
2026	$0	$132,082.00	44.13 %	$264,164.00	30.13 %
2027	$3,781	$136,044.00	42.18 %	$272,089.00	26.18 %
2028	$164,844	$140,126.00	42.53 %	$280,251.00	24.53 %
2029	$65,524	$144,329.00	41.44 %	$288,659.00	21.44 %
Total:	**$1,417,890**	**$1,268,094.00**		**$2,536,189.00**	

Deficiency Summary by System

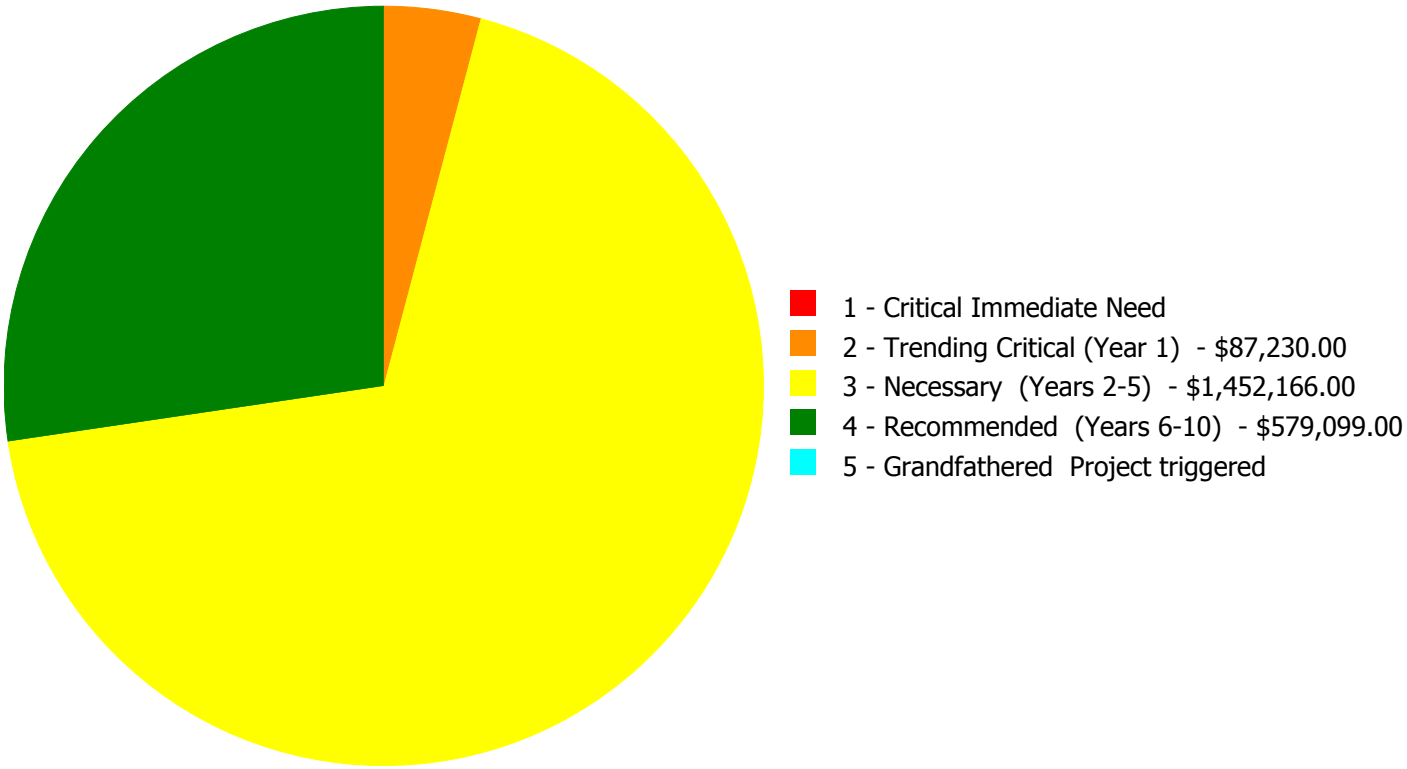
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,118,495.00

Deficiency Summary by Priority

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



Budget Estimate Total: $2,118,495.00

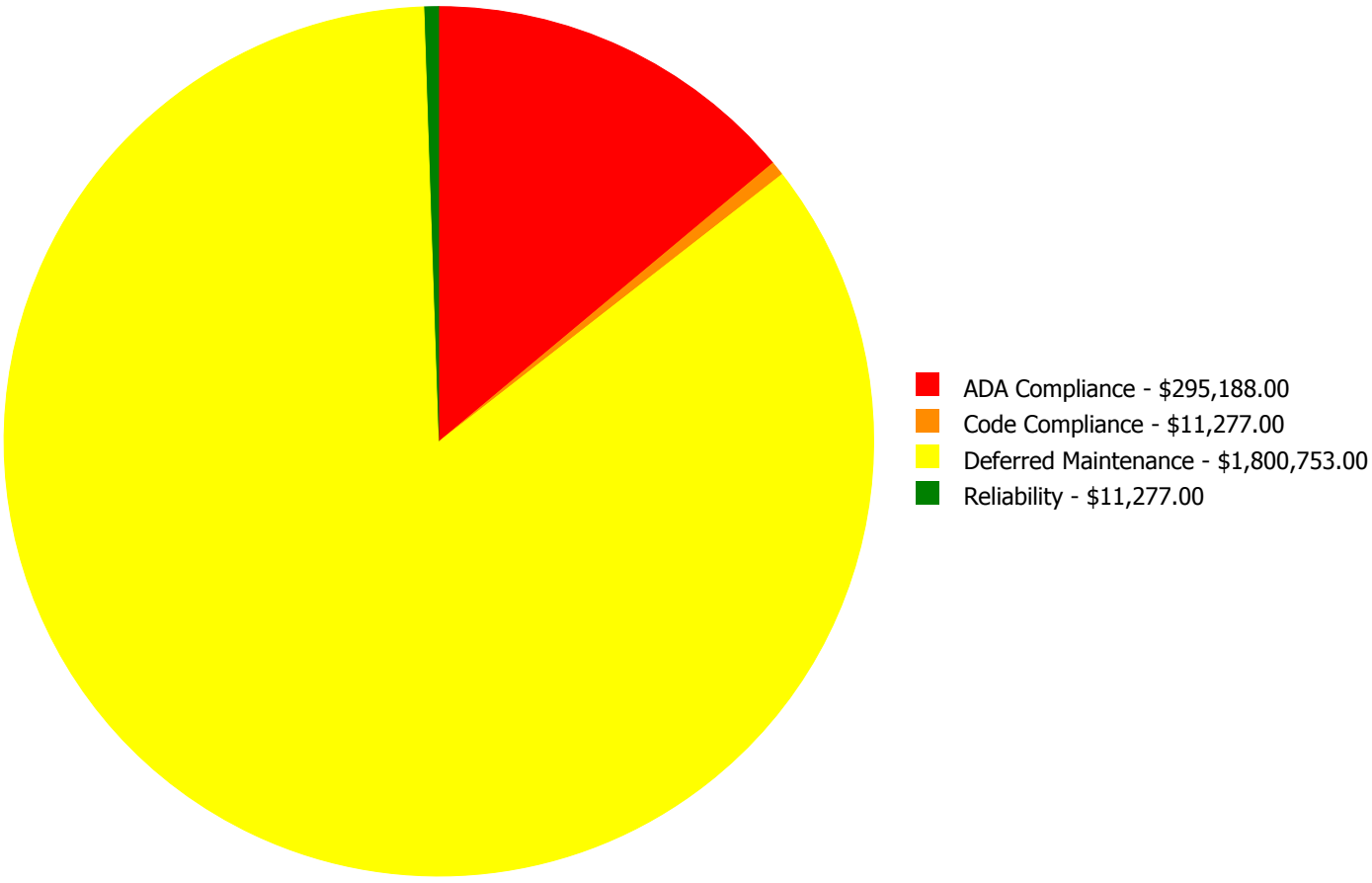
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1030	Fittings	$0.00	$87,230.00	$0.00	$0.00	$0.00	$87,230.00
C3020405	Epoxy	$0.00	$0.00	$23,986.00	$0.00	$0.00	$23,986.00
D1010	Elevators and Lifts	$0.00	$0.00	$220,894.00	$0.00	$0.00	$220,894.00
D2010	Plumbing Fixtures	$0.00	$0.00	$0.00	$207,958.00	$0.00	$207,958.00
D3040	Distribution Systems	$0.00	$0.00	$0.00	$348,587.00	$0.00	$348,587.00
D3050	Terminal & Package Units	$0.00	$0.00	$536,314.00	$0.00	$0.00	$536,314.00
D3060	Controls & Instrumentation	$0.00	$0.00	$72,636.00	$0.00	$0.00	$72,636.00
D4010	Sprinklers	$0.00	$0.00	$133,995.00	$0.00	$0.00	$133,995.00
D4020	Standpipes	$0.00	$0.00	$0.00	$11,277.00	$0.00	$11,277.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$75,621.00	$0.00	$0.00	$75,621.00
D5020	Branch Wiring	$0.00	$0.00	$155,223.00	$0.00	$0.00	$155,223.00
D5020	Lighting	$0.00	$0.00	$233,497.00	$0.00	$0.00	$233,497.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$11,277.00	$0.00	$11,277.00
	Total:	$0.00	$87,230.00	$1,452,166.00	$579,099.00	$0.00	$2,118,495.00

Deficiency Summary by Category

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



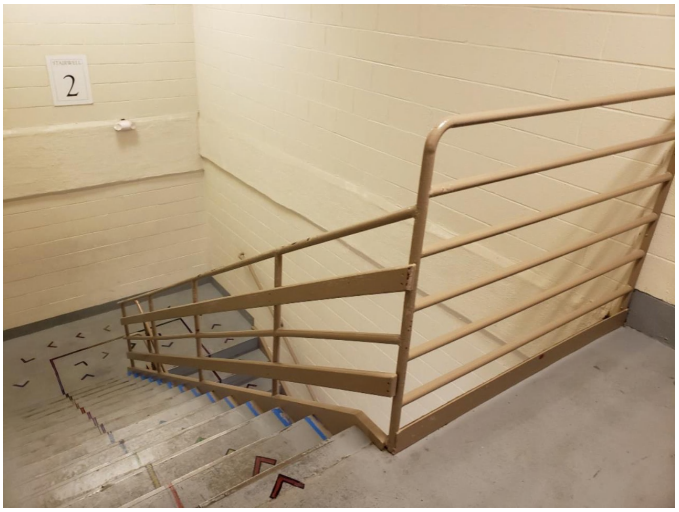
Budget Estimate Total: $2,118,495.00

Deficiency Details by Priority

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

Priority 2 - Trending Critical (Year 1):

System: C1030 - Fittings

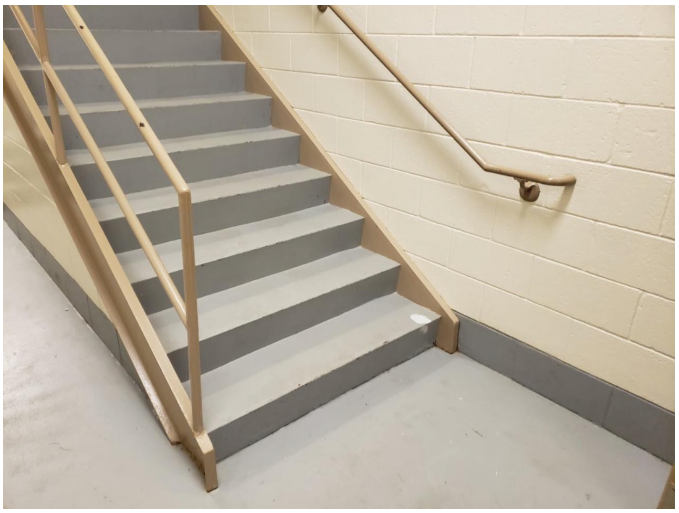


Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 30,152.00
Unit of Measure: S.F.
Estimate: $87,230.00
Assessor Name: Sam Mandola
Date Created: 09/17/2015

Notes: The fittings throughout the building are aged and in marginal condition and should be replaced. Handrails and room signage are not ADA compliant.

Priority 3 - Necessary (Years 2-5):

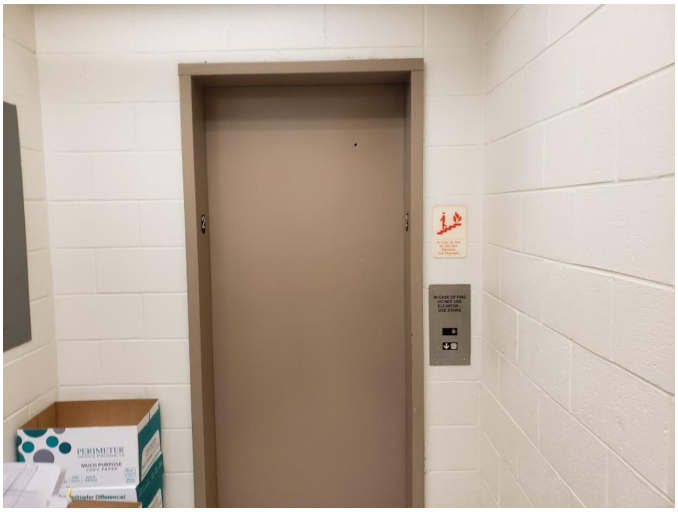
System: C3020405 - Epoxy



Location: Staircase
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,175.00
Unit of Measure: S.F.
Estimate: $23,986.00
Assessor Name: Sam Mandola
Date Created: 12/05/2019

Notes: The epoxy flooring is beyond service life and worn and should be replaced.

System: D1010 - Elevators and Lifts



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,152.00
Unit of Measure: S.F.
Estimate: $220,894.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

Notes: The elevator system has exceeded its life cycle and recommended for upgrade. All aspects of the current ADA standards are expected to be included in the new installation.

System: D3050 - Terminal & Package Units

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,152.00
Unit of Measure: S.F.
Estimate: $536,314.00
Assessor Name: Sam Mandola
Date Created: 09/17/2015

Notes: The terminal and package units were reported to have been installed in 2000. These units are at the end of their service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,152.00
Unit of Measure: S.F.
Estimate: $72,636.00
Assessor Name: Sam Mandola
Date Created: 09/17/2015

Notes: The controls and instrumentation system is original. Several issues have surfaced over recent years and isolated upgrades have taken place to support the system. This deficiency provides a budgetary consideration for a universal upgrade.

System: D4010 - Sprinklers

Location: Parking area
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,152.00
Unit of Measure: S.F.
Estimate: $133,995.00
Assessor Name: Sam Mandola
Date Created: 12/18/2019

Notes: The parking area sprinkler system is beyond its expected service life and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,152.00
Unit of Measure: S.F.
Estimate: $75,621.00
Assessor Name: Sam Mandola
Date Created: 09/17/2015

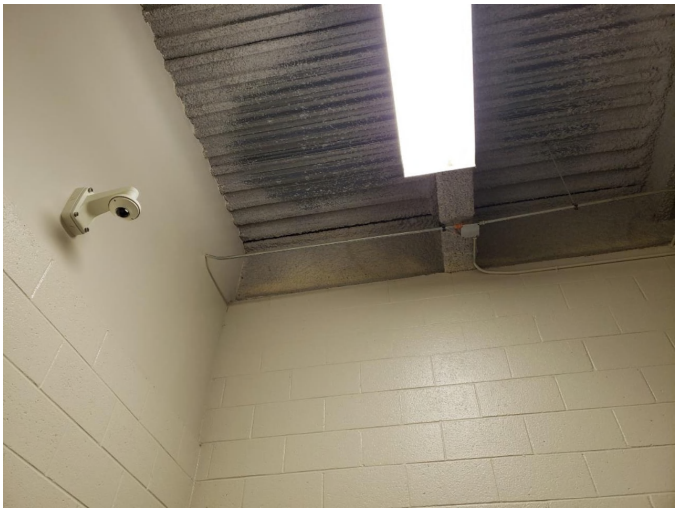
Notes: The electrical service and distribution systems consist of a service disconnect, primary main, breaker system, switch box and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded, however, a majority of the system is original from original construction. Upgrades are recommended.

System: D5020 - Branch Wiring

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,152.00
Unit of Measure: S.F.
Estimate: $155,223.00
Assessor Name: Sam Mandola
Date Created: 09/17/2015

Notes: Most of the lighting and branch wire system appears to be from the original construction. Age and environmental conditions warrants upgrades. Universal upgrades are recommended.

System: D5020 - Lighting



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 30,152.00
Unit of Measure: S.F.
Estimate: $233,497.00
Assessor Name: Hayden Collins
Date Created: 10/04/2019

Notes: The original lighting system is operational but is aged and should be replaced with an energy efficient system.

Priority 4 - Recommended (Years 6-10):

System: D2010 - Plumbing Fixtures

Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 30,152.00
Unit of Measure: S.F.
Estimate: $207,958.00
Assessor Name: Sam Mandola
Date Created: 09/17/2015

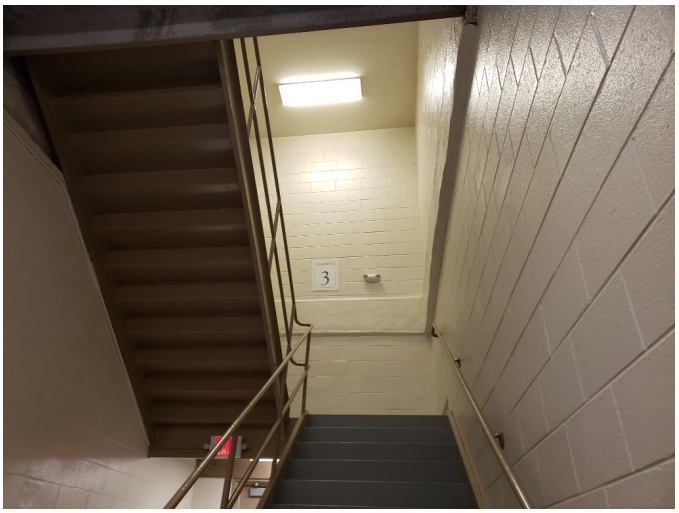
Notes: The restroom fixtures are from original construction with few exceptions. The systems are beyond the expected life cycle and upgrades are warranted. The new restroom fixtures should include all aspects of the current ADA standards.

System: D3040 - Distribution Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 30,152.00
Unit of Measure: S.F.
Estimate: $348,587.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

Notes: The exhaust system is from original construction. This system is beyond the expected life cycle for this application. Upgrades are warranted.

System: D4020 - Standpipes



Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 30,152.00
Unit of Measure: S.F.
Estimate: $11,277.00
Assessor Name: Hayden Collins
Date Created: 08/20/2013

Notes: Facility has no fire protection system. Install per owner standards.

System: D5090 - Other Electrical Systems

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 30,152.00
Unit of Measure: S.F.
Estimate: $11,277.00
Assessor Name: Sam Mandola
Date Created: 08/19/2013

Notes: No emergency generator. Install per client standards.

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):	11,503
Year Built:	2000
Last Renovation:	
Replacement Value:	$2,276,753
Repair Cost:	$338,764.08
Total FCI:	14.88 %
Total RSLI:	39.65 %
FCA Score:	85.12

Description:

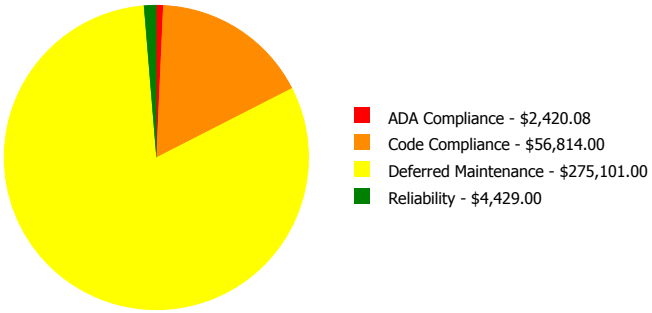
The narrative for this building is included in the campus summary description at the front of this report.

Attributes: This asset has no attributes.

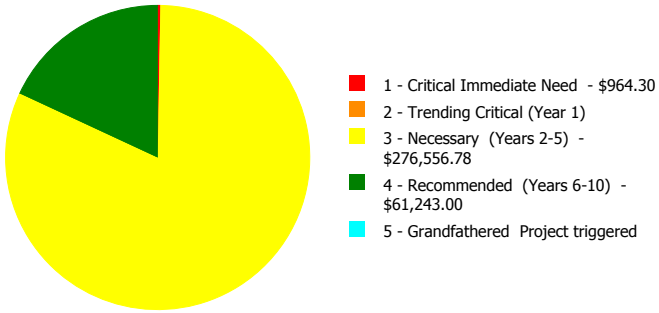
Dashboard Summary

Function:		Gross Area:	11,503
Year Built:	2000	Last Renovation:	
Repair Cost:	$338,764	Replacement Value:	$2,276,753
FCI:	14.88 %	RSLI%:	39.65 %

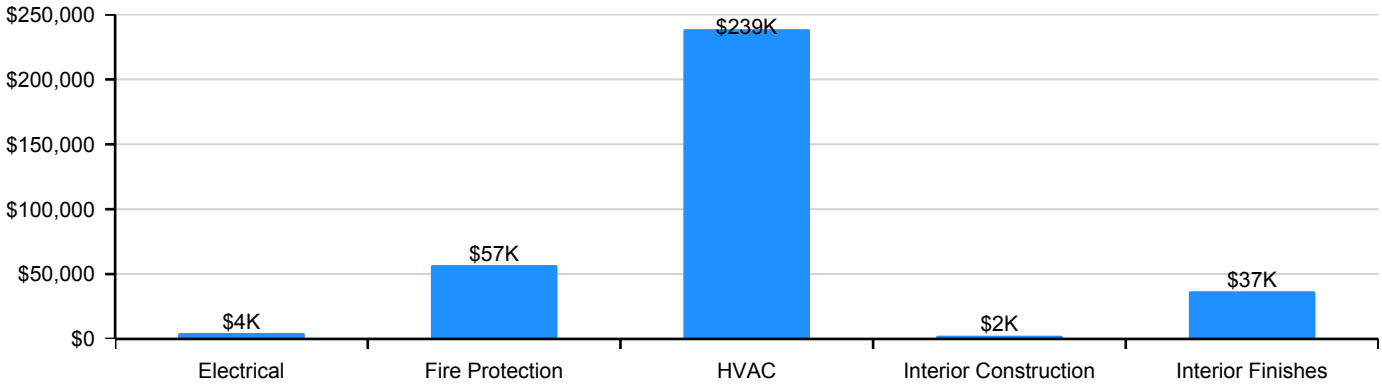
Deficiency By Category



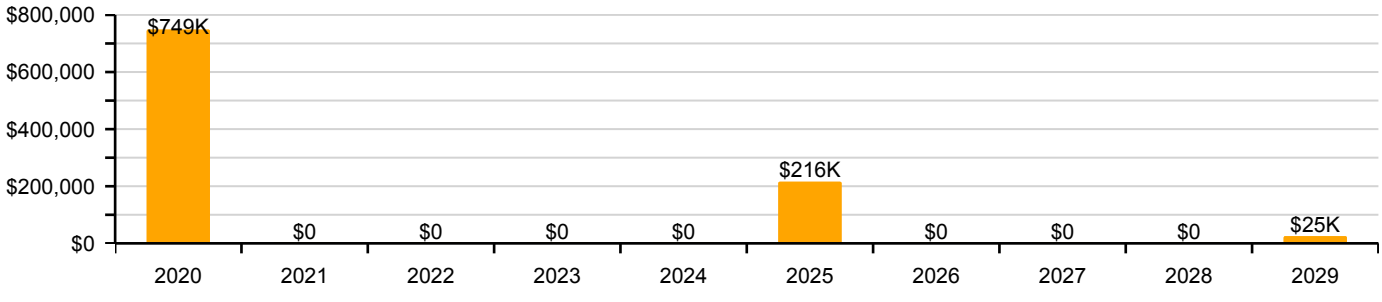
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	81.00 %	0.00 %	$0.00
A20 - Basement Construction	81.00 %	0.00 %	$0.00
B10 - Superstructure	81.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	62.97 %	0.00 %	$0.00
B30 - Roofing	36.67 %	0.00 %	$0.00
C10 - Interior Construction	55.28 %	1.74 %	$2,420.08
C20 - Stairs	81.00 %	0.00 %	$0.00
C30 - Interior Finishes	30.38 %	13.14 %	$36,586.00
D10 - Conveying	5.00 %	0.00 %	$0.00
D20 - Plumbing	13.78 %	0.00 %	$0.00
D30 - HVAC	1.82 %	69.96 %	$238,515.00
D40 - Fire Protection	0.00 %	110.00 %	$56,814.00
D50 - Electrical	7.92 %	1.71 %	$4,429.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**39.65 %**	**14.88 %**	**$338,764.08**

Photo Album

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

1). West Elevation - Oct 07, 2019

2). Southwest Elevation - Oct 07, 2019

3). Southeast Elevation - Oct 07, 2019

4). Northeast Elevation - Oct 07, 2019

Condition Detail

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

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

System Listing

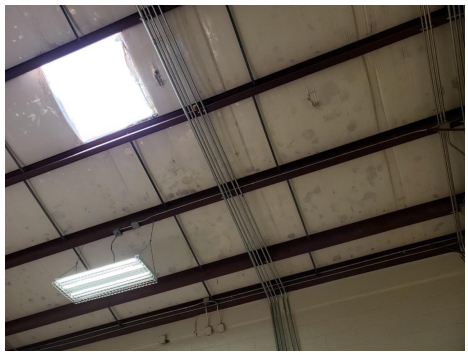
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.45	S.F.	11,503	100	2000	2100		81.00 %	0.00 %	81			$85,697
A1020	Special Foundations	$0.35	S.F.	11,503	100	2000	2100		81.00 %	0.00 %	81			$4,026
A1030	Slab on Grade	$6.30	S.F.	11,503	100	2000	2100		81.00 %	0.00 %	81			$72,469
A2010	Basement Excavation	$0.21	S.F.	11,503	100	2000	2100		81.00 %	0.00 %	81			$2,416
A2020	Basement Walls	$2.33	S.F.	11,503	100	2000	2100		81.00 %	0.00 %	81			$26,802
B1010	Floor Construction	$18.99	S.F.	11,503	100	2000	2100		81.00 %	0.00 %	81			$218,442
B1020	Roof Construction	$12.29	S.F.	11,503	100	2000	2100		81.00 %	0.00 %	81			$141,372
B2010	Exterior Walls	$14.00	S.F.	11,503	100	2000	2100		81.00 %	0.00 %	81			$161,042
B2020	Exterior Windows	$8.73	S.F.	11,503	30	2000	2030		36.67 %	0.00 %	11			$100,421
B2030	Exterior Doors	$0.87	S.F.	11,503	30	2000	2030		36.67 %	0.00 %	11			$10,008
B3010130	Preformed Metal Roofing	$8.50	S.F.	15,240	30	2000	2030		36.67 %	0.00 %	11			$129,540
B3020	Roof Openings	$0.65	S.F.	11,503	30	2000	2030		36.67 %	0.00 %	11			$7,477
C1010	Partitions	$5.68	S.F.	11,503	100	2000	2100		81.00 %	0.00 %	81			$65,337
C1020	Interior Doors	$3.70	S.F.	11,503	40	2000	2040		52.50 %	2.27 %	21		$964.30	$42,561
C1030	Fittings	$2.70	S.F.	11,503	20	2000	2020		5.00 %	4.69 %	1		$1,455.78	$31,058
C2010	Stair Construction	$2.91	S.F.	11,503	100	2000	2100		81.00 %	0.00 %	81			$33,474
C3010230	Paint & Covering	$1.47	S.F.	11,503	10	2000	2010		0.00 %	0.00 %	-9			$16,909
C3020405	Epoxy	$17.30	S.F.	150	15	2000	2015		0.00 %	118.00 %	-4		$3,062.00	$2,595
C3020420	Ceramic Tile	$16.74	S.F.	513	50	2000	2050		62.00 %	0.00 %	31			$8,588
C3020903	VCT	$3.48	S.F.	6,215	15	2000	2015		0.00 %	155.00 %	-4		$33,524.00	$21,628
C3020999	Other -Rubber or Neoprene	$26.67	S.F.	4,625	10	2000	2010	2025	60.00 %	0.00 %	6			$123,349
C3030	Ceiling Finishes	$9.16	S.F.	11,503	20	2000	2020		5.00 %	0.00 %	1			$105,367
D1010	Elevators and Lifts	$3.36	S.F.	11,503	20	2000	2020		5.00 %	0.00 %	1			$38,650
D2010	Plumbing Fixtures	$6.44	S.F.	11,503	20	2000	2020		5.00 %	0.00 %	1			$74,079
D2020	Domestic Water Distribution	$0.72	S.F.	11,503	30	2000	2030		36.67 %	0.00 %	11			$8,282
D2030	Sanitary Waste	$1.75	S.F.	11,503	30	2000	2030		36.67 %	0.00 %	11			$20,130
D3040	Distribution Systems	$10.79	S.F.	11,503	20	2000	2020		5.00 %	0.00 %	1			$124,117
D3050	Terminal & Package Units	$16.60	S.F.	11,503	15	2000	2015		0.00 %	110.00 %	-4		$210,045.00	$190,950
D3060	Controls & Instrumentation	$2.25	S.F.	11,503	15	2000	2015		0.00 %	110.00 %	-4		$28,470.00	$25,882
D4010	Sprinklers	$4.14	S.F.	11,503	30			2019	0.00 %	110.00 %	0		$52,385.00	$47,622
D4020	Standpipes	$0.35	S.F.	11,503	30			2019	0.00 %	110.01 %	0		$4,429.00	$4,026
D5010	Electrical Service/Distribution	$2.34	S.F.	11,503	20	2000	2020		5.00 %	0.00 %	1			$26,917
D5020	Branch Wiring	$4.83	S.F.	11,503	20	2000	2020		5.00 %	0.00 %	1			$55,559
D5020	Lighting	$7.23	S.F.	11,503	20	2000	2020		5.00 %	0.00 %	1			$83,167
D5030810	Security & Detection Systems	$1.51	Ea.	11,503	20	2000	2020		5.00 %	0.00 %	1			$17,370
D5030910	FIre Alarm Systems	$2.74	S.F.	11,503	20	2000	2020		5.00 %	0.00 %	1			$31,518
D5030920	Data Communication	$3.56	S.F.	11,503	25	2000	2025		24.00 %	0.00 %	6			$40,951
D5090	Other Electrical Systems	$0.35	S.F.	11,503	15			2019	0.00 %	110.01 %	0		$4,429.00	$4,026
E1090	Other Equipment	$4.40	S.F.	11,503	20	2000	2020		5.00 %	0.00 %	1			$50,613
E2010	Fixed Furnishings	$1.94	S.F.	11,503	20	2000	2020		5.00 %	0.00 %	1			$22,316
								Total	**39.65 %**	**14.88 %**			**$338,764.08**	**$2,276,753**

System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

Note:

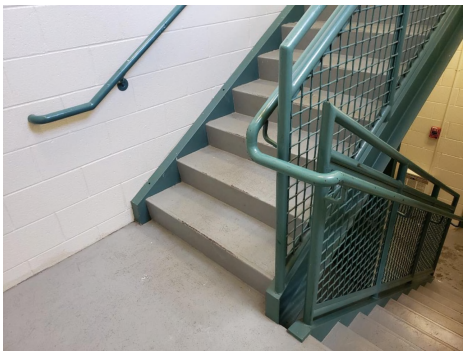
System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

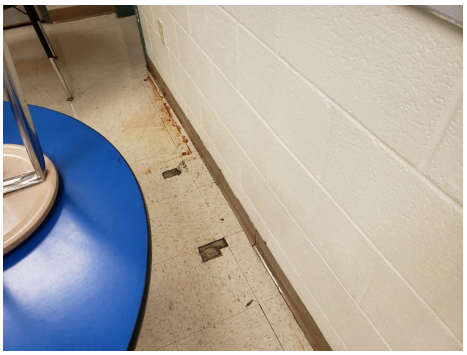
Note:

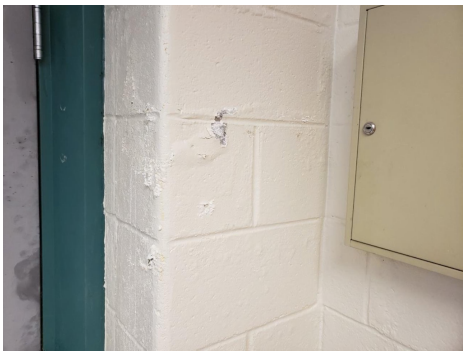
System: C2010 - Stair Construction



Note:

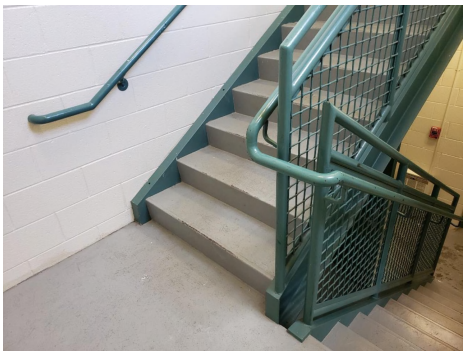
System: C3010230 - Paint & Covering





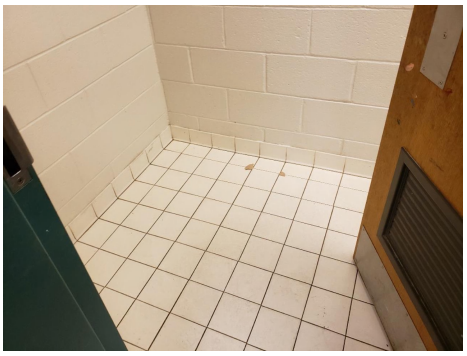
Note:

System: C3020405 - Epoxy



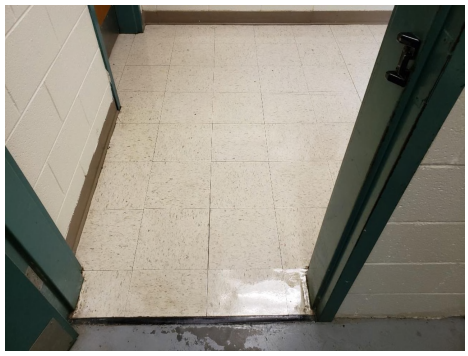
Note:

System: C3020420 - Ceramic Tile



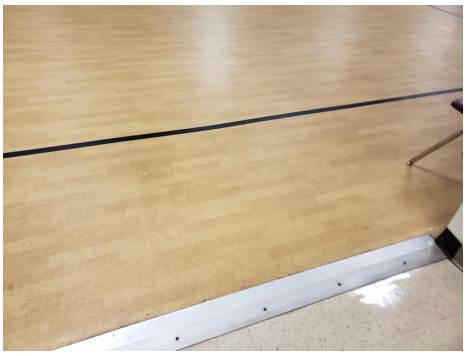

Note:

System: C3020903 - VCT

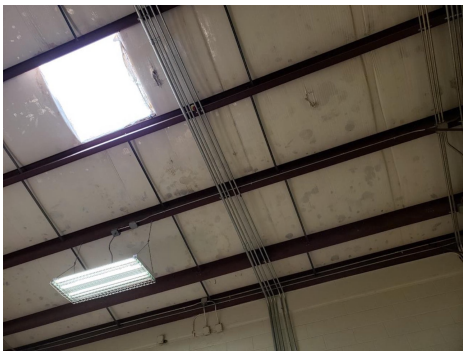

Note:

System: C3020999 - Other -Rubber or Neoprene



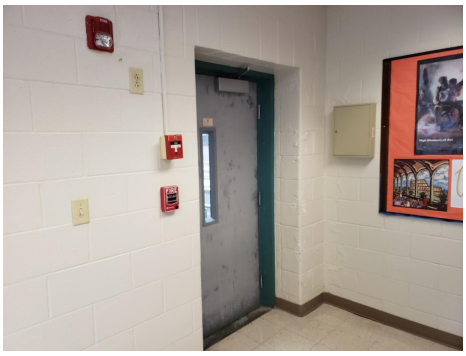
Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts

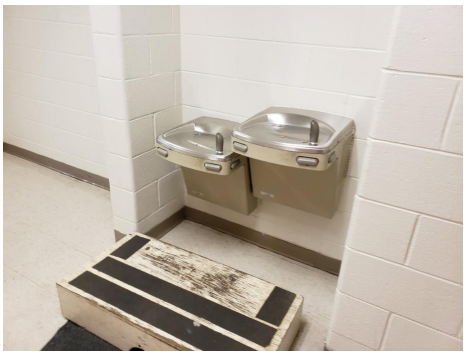

Note:

System: D2010 - Plumbing Fixtures



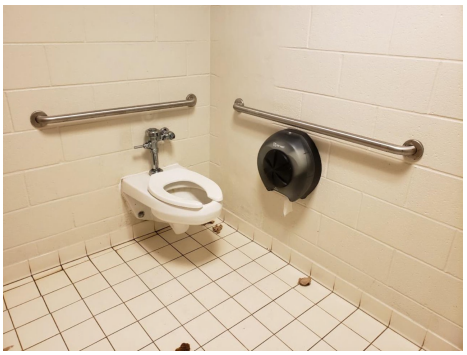
Note:

System: D2020 - Domestic Water Distribution

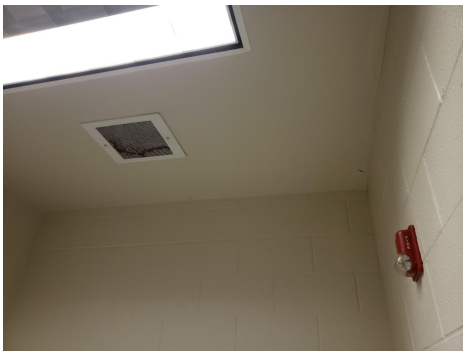
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

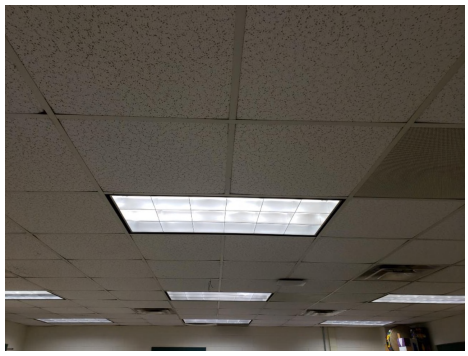
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting

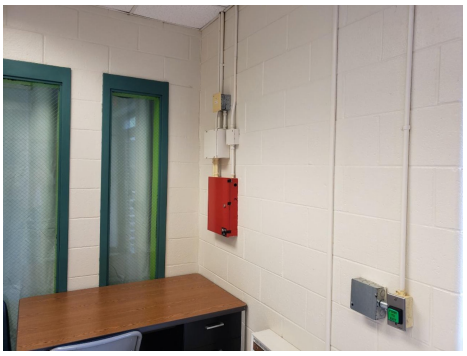
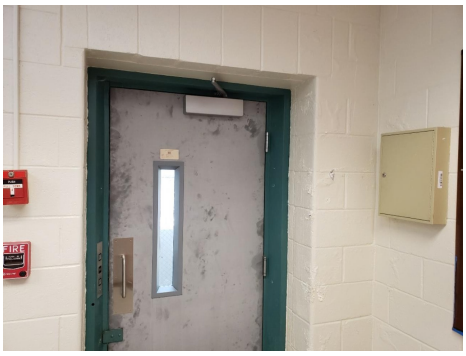
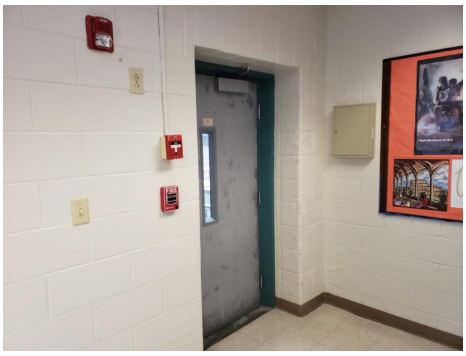


Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - FIre Alarm Systems

Note:

System: D5030920 - Data Communication


Note:

System: 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:	**$338,764**	**$748,608**	**$0**	**$0**	**$0**	**$0**	**$215,801**	**$0**	**$0**	**$0**	**$24,997**	**$1,328,170**
*** 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**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$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	$964	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$964**
C1030 - Fittings	$1,456	$35,189	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,645**

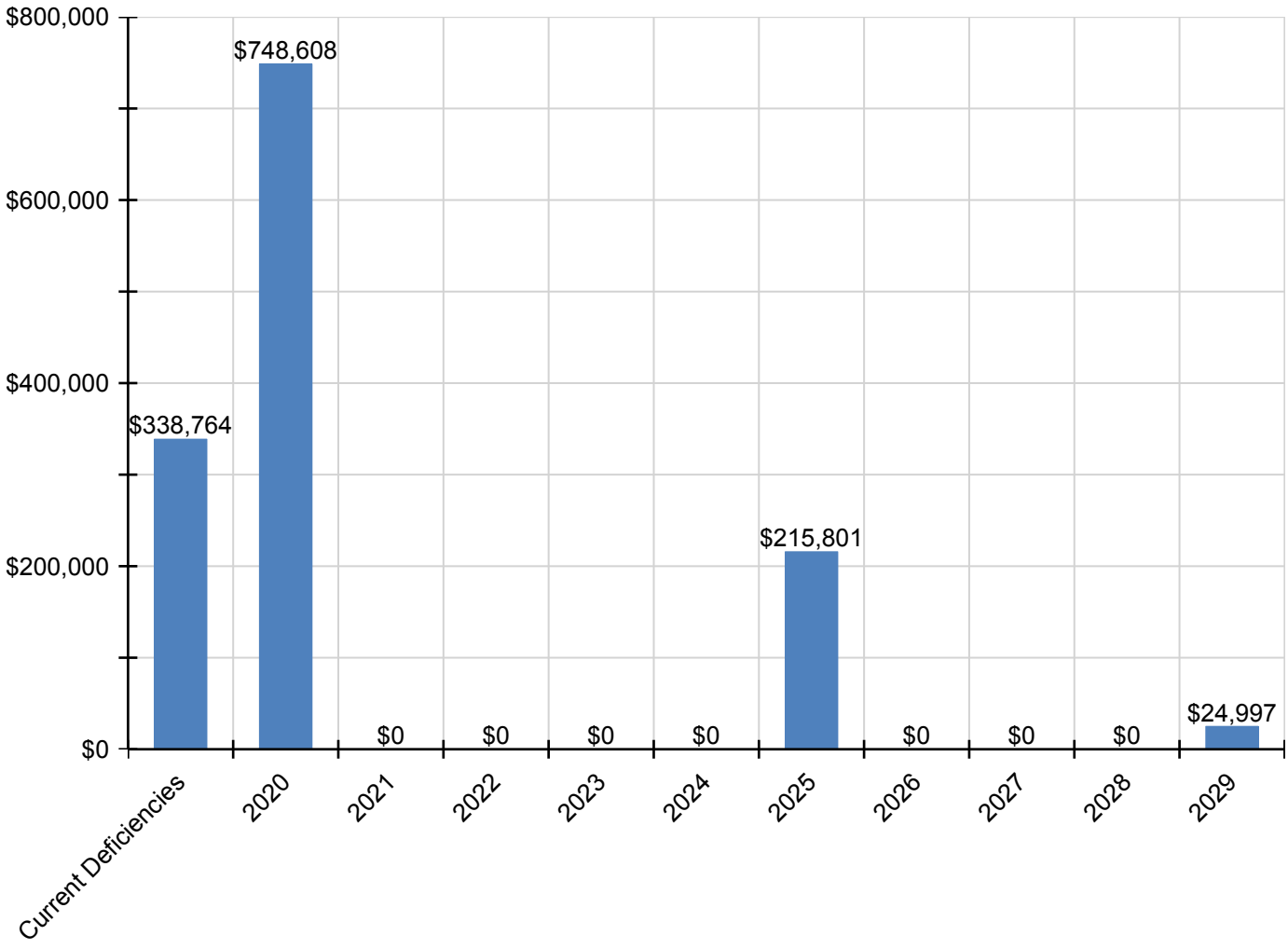
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,997	**$24,997**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$3,062	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,062**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$33,524	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,524**
C3020999 - Other -Rubber or Neoprene	$0	$0	$0	$0	$0	$0	$162,014	$0	$0	$0	$0	**$162,014**
C3030 - Ceiling Finishes	$0	$119,381	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$119,381**
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	$43,790	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,790**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$83,932	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$83,932**
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**
D3040 - Distribution Systems	$0	$140,625	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$140,625**
D3050 - Terminal & Package Units	$210,045	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$210,045**
D3060 - Controls & Instrumentation	$28,470	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,470**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$52,385	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,385**
D4020 - Standpipes	$4,429	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,429**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$30,497	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,497**
D5020 - Branch Wiring	$0	$62,948	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,948**
D5020 - Lighting	$0	$94,227	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$94,227**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$19,679	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,679**
D5030910 - FIre Alarm Systems	$0	$35,710	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,710**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$53,787	$0	$0	$0	$0	**$53,787**
D5090 - Other Electrical Systems	$4,429	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,429**
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**
E1090 - Other Equipment	$0	$57,345	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,345**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$25,283	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,283**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

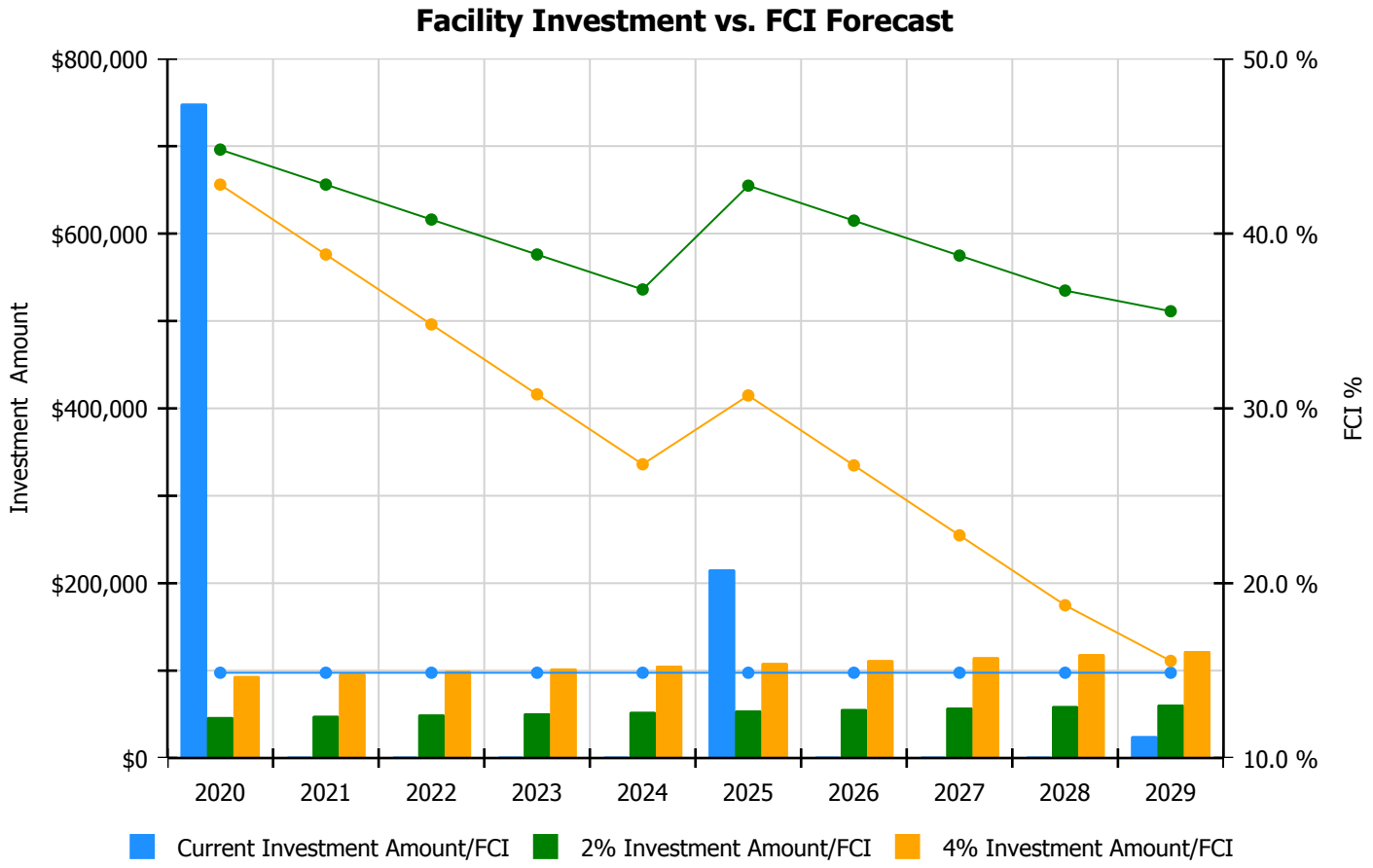
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

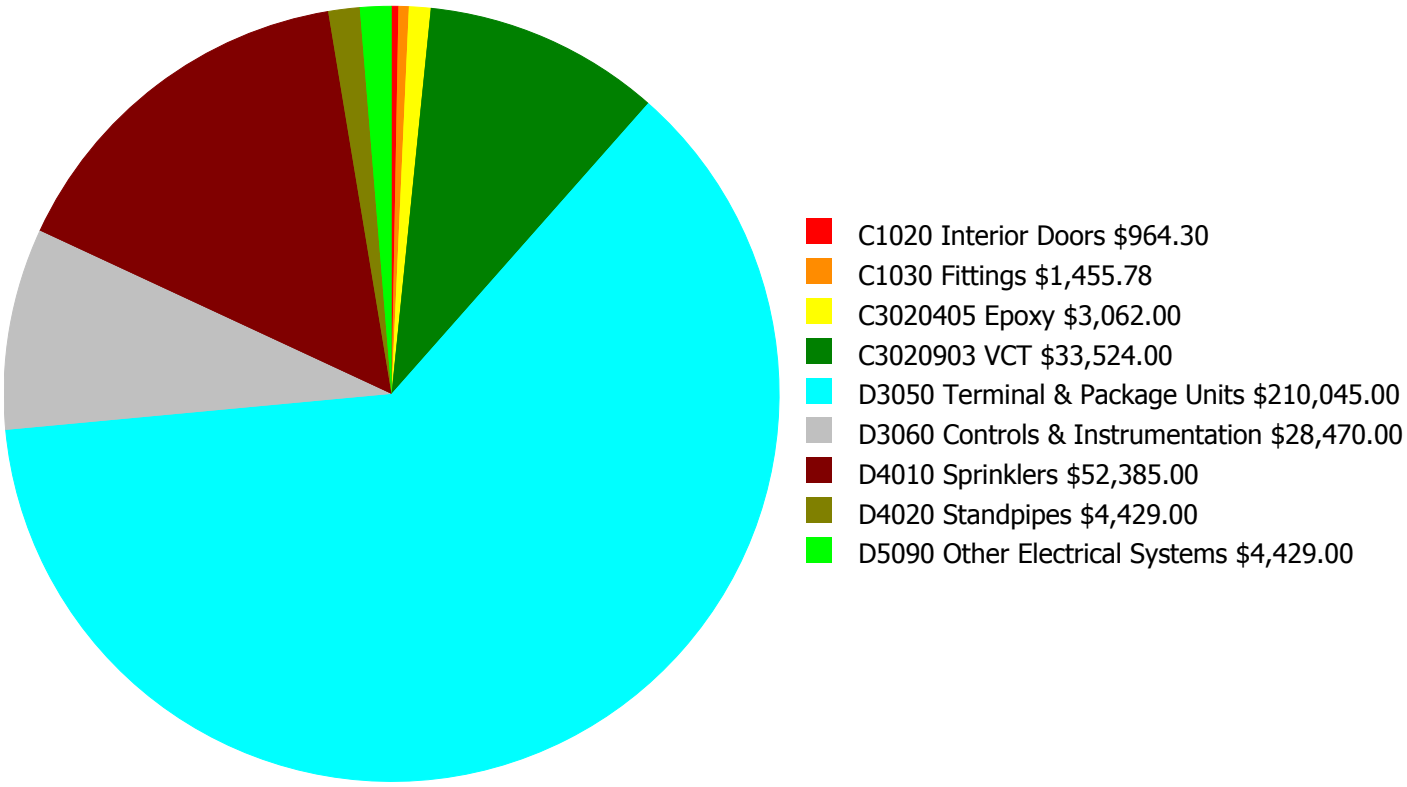
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 14.88%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$748,608	$46,901.00	44.80 %	$93,802.00	42.80 %
2021	$0	$48,308.00	42.80 %	$96,616.00	38.80 %
2022	$0	$49,757.00	40.80 %	$99,515.00	34.80 %
2023	$0	$51,250.00	38.80 %	$102,500.00	30.80 %
2024	$0	$52,788.00	36.80 %	$105,575.00	26.80 %
2025	$215,801	$54,371.00	42.74 %	$108,742.00	30.74 %
2026	$0	$56,002.00	40.74 %	$112,005.00	26.74 %
2027	$0	$57,682.00	38.74 %	$115,365.00	22.74 %
2028	$0	$59,413.00	36.74 %	$118,826.00	18.74 %
2029	$24,997	$61,195.00	35.56 %	$122,391.00	15.56 %
Total:	**$989,406**	**$537,667.00**		**$1,075,337.00**	

Deficiency Summary by System

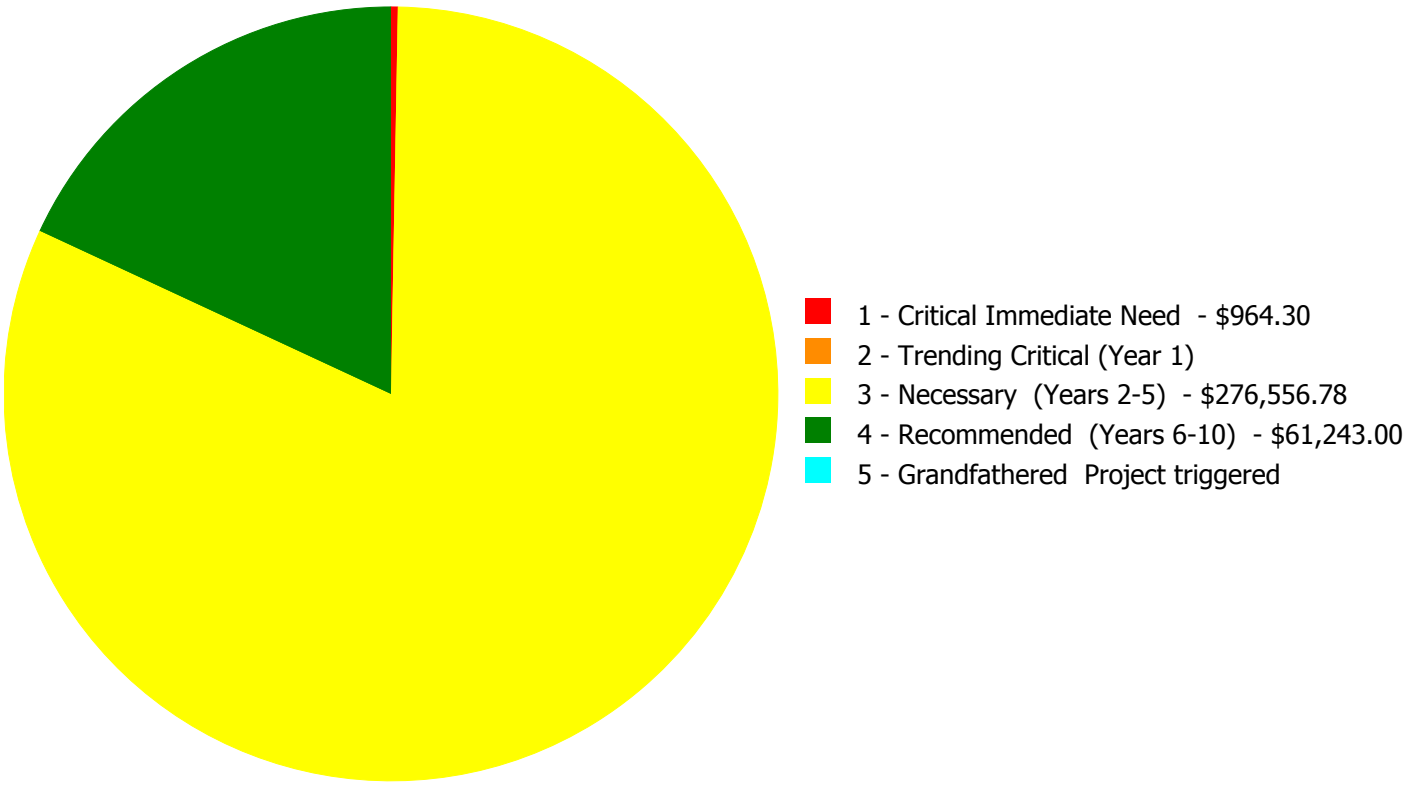
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $338,764.08

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: $338,764.08

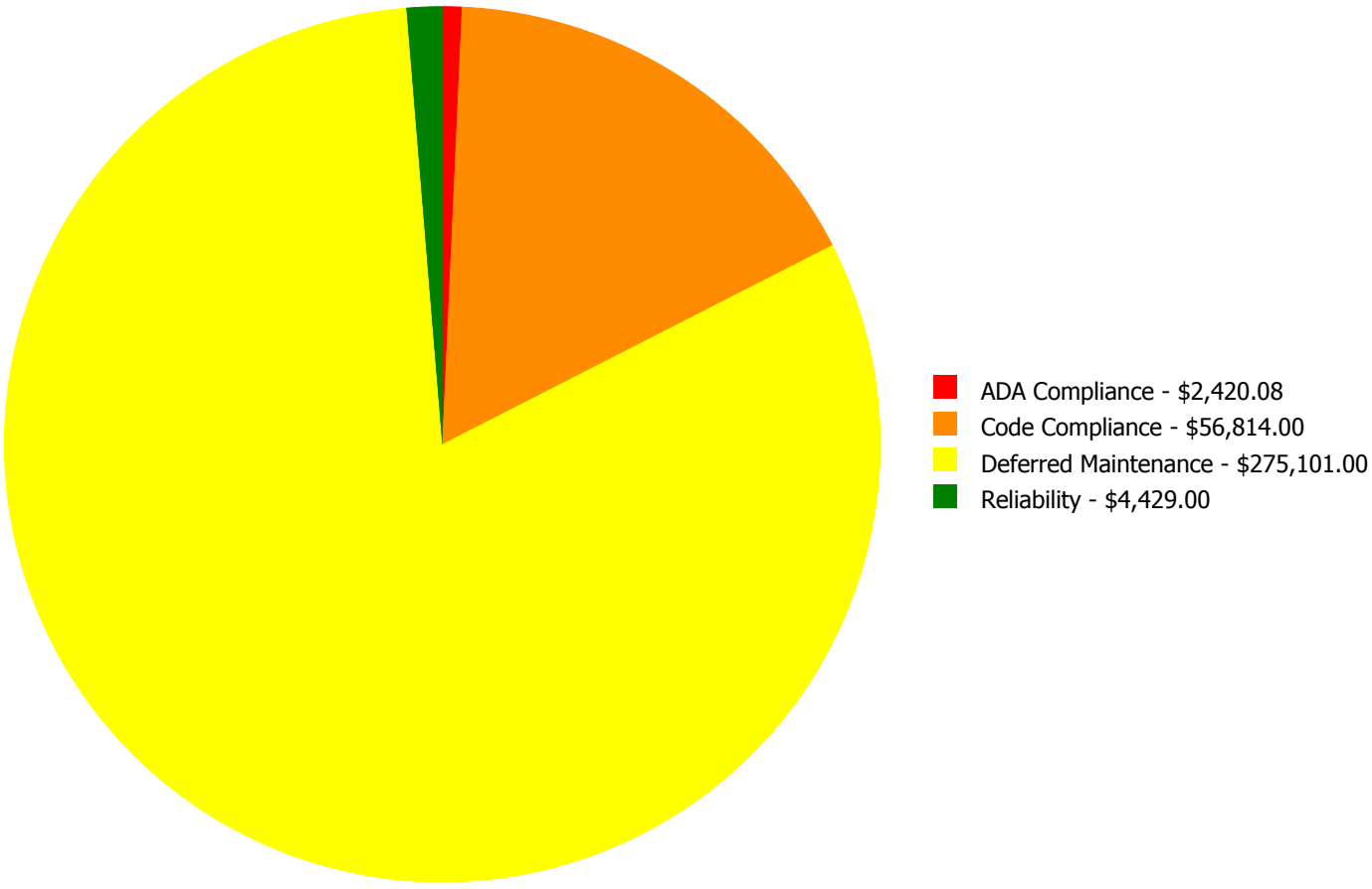
Deficiency By Priority Investment Table

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
C1020	Interior Doors	$964.30	$0.00	$0.00	$0.00	$0.00	$964.30
C1030	Fittings	$0.00	$0.00	$1,455.78	$0.00	$0.00	$1,455.78
C3020405	Epoxy	$0.00	$0.00	$3,062.00	$0.00	$0.00	$3,062.00
C3020903	VCT	$0.00	$0.00	$33,524.00	$0.00	$0.00	$33,524.00
D3050	Terminal & Package Units	$0.00	$0.00	$210,045.00	$0.00	$0.00	$210,045.00
D3060	Controls & Instrumentation	$0.00	$0.00	$28,470.00	$0.00	$0.00	$28,470.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$52,385.00	$0.00	$52,385.00
D4020	Standpipes	$0.00	$0.00	$0.00	$4,429.00	$0.00	$4,429.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$4,429.00	$0.00	$4,429.00
	Total:	$964.30	$0.00	$276,556.78	$61,243.00	$0.00	$338,764.08

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: $338,764.08

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

System: C1020 - Interior Doors

Location: First floor restrooms
Distress: Non Compliant
Category: ADA Compliance
Priority: 1 - Critical Immediate Need
Correction: Change door swing for code compliance
Qty: 2.00
Unit of Measure: Ea.
Estimate: $964.30
Assessor Name: Sam Mandola
Date Created: 11/20/2019

Notes: The restrooms are ADA compliant. However, the entry doors open in the opposite direction where maneuvering clearance is needed. Change door swing to comply with ADA standards.

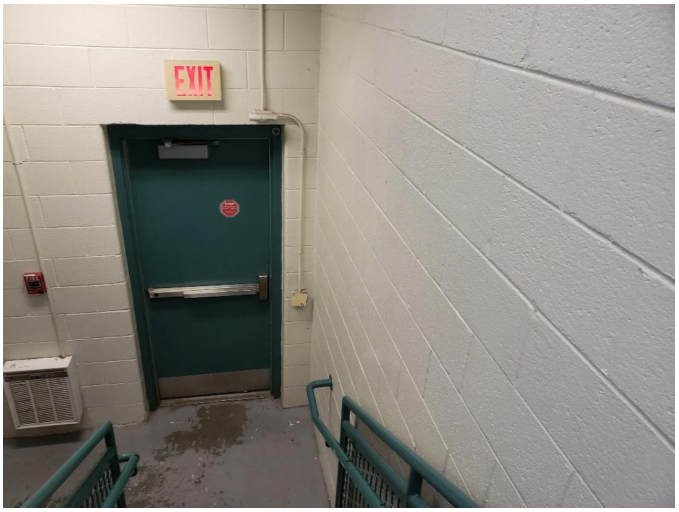
Priority 3 - Necessary (Years 2-5):

System: C1030 - Fittings

Location: Throughout building
Distress: Non Compliant
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Replace missing or damaged signage - insert the number of rooms
Qty: 20.00
Unit of Measure: Ea.
Estimate: $1,455.78
Assessor Name: Sam Mandola
Date Created: 11/20/2019

Notes: Room signage is not ADA compliant and should be replaced.

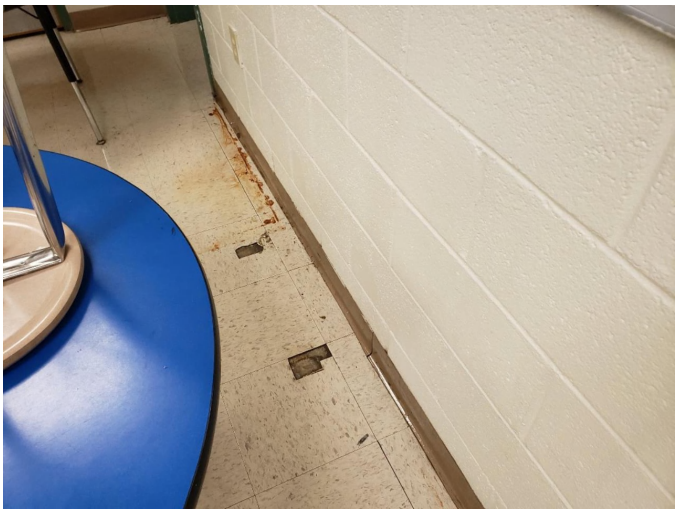
System: C3020405 - Epoxy



Location: Staircase
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 150.00
Unit of Measure: S.F.
Estimate: $3,062.00
Assessor Name: Sam Mandola
Date Created: 11/20/2019

Notes: The epoxy floor finish is in poor condition, with different areas worn, and should be replaced.

System: C3020903 - VCT



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 6,215.00
Unit of Measure: S.F.
Estimate: $33,524.00
Assessor Name: Sam Mandola
Date Created: 11/20/2019

Notes: The VCT floor finishes are beyond their expected service life, with some areas separating from the substrate, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,503.00
Unit of Measure: S.F.
Estimate: $210,045.00
Assessor Name: Sam Mandola
Date Created: 09/17/2015

Notes: The terminal and package units were reported to have been installed in 2000. These units are at the end of their service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,503.00
Unit of Measure: S.F.
Estimate: $28,470.00
Assessor Name: Sam Mandola
Date Created: 09/17/2015

Notes: The controls and instrumentation system is original. Several issues have surfaced over recent years and isolated upgrades have taken place to support the system. This deficiency provides a budgetary consideration for a universal upgrade.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 11,503.00
Unit of Measure: S.F.
Estimate: $52,385.00
Assessor Name: Homero Guerrero
Date Created: 08/20/2013

Notes: Facility has no fire protection system. Install per owner standards.

System: D4020 - Standpipes

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 11,503.00
Unit of Measure: S.F.
Estimate: $4,429.00
Assessor Name: Homero Guerrero
Date Created: 08/20/2013

Notes: Facility has no fire protection system. Install per owner standards.

System: D5090 - Other Electrical Systems

Location:	Throughout building
Distress:	Missing
Category:	Reliability
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	11,503.00
Unit of Measure:	S.F.
Estimate:	$4,429.00
Assessor Name:	Sam Mandola
Date Created:	08/20/2013

Notes: No emergency generator. Install per client standards.

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):	96,463
Year Built:	1958
Last Renovation:	
Replacement Value:	$3,026,046
Repair Cost:	$752,315.00
Total FCI:	24.86 %
Total RSLI:	28.15 %
FCA Score:	75.14

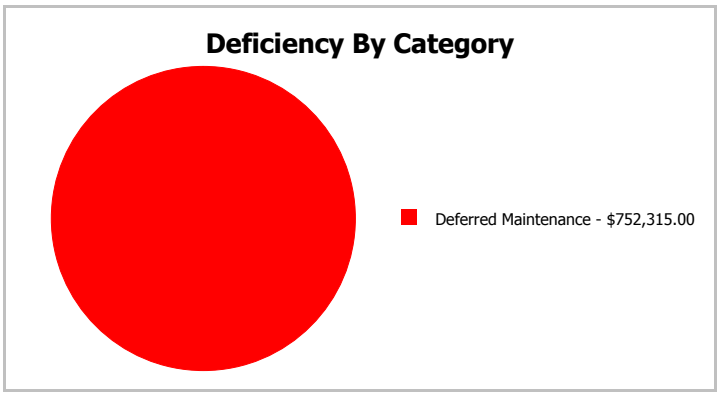
Description:

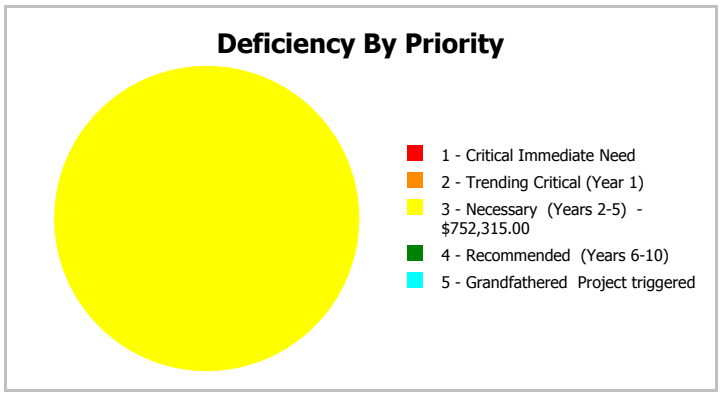
The narrative for this site is included in the campus summary description at the front of this report.

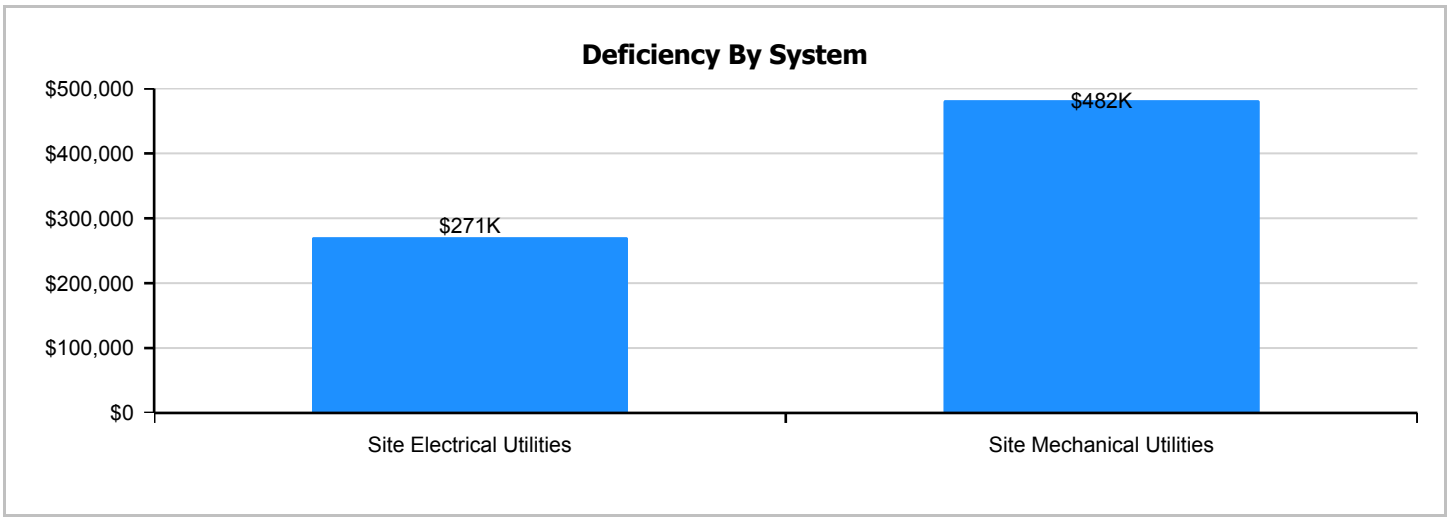
Attributes: This asset has no attributes.

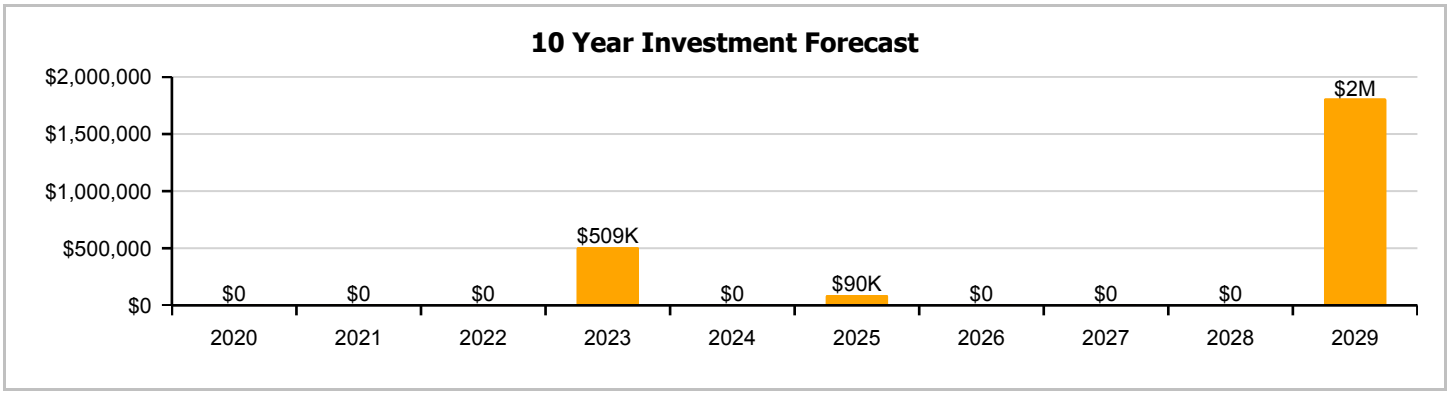
Dashboard Summary

Function:		Gross Area:	96,463
Year Built:	1958	Last Renovation:	
Repair Cost:	$752,315	Replacement Value:	$3,026,046
FCI:	24.86 %	RSLI%:	28.15 %









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	41.27 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$481,736.00
G40 - Site Electrical Utilities	8.34 %	41.19 %	$270,579.00
Totals:	**28.15 %**	**24.86 %**	**$752,315.00**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	96,463	35	1994	2029		28.57 %	0.00 %	10			$228,617
G2020	Parking Lots	$8.00	S.F.	96,463	35	1994	2029		28.57 %	0.00 %	10			$771,704
G2030	Pedestrian Paving	$2.33	S.F.	96,463	35	1994	2029		28.57 %	0.00 %	10			$224,759
G2040105	Fence & Guardrails	$1.15	S.F.	96,463	30	2015	2045		86.67 %	0.00 %	26			$110,932
G2040950	Hard Surface Play Area	$0.71	S.F.	96,463	20	1994	2014	2025	30.00 %	0.00 %	6			$68,489
G2040950	Playing Field	$4.28	S.F.	96,463	20	2015	2035		80.00 %	0.00 %	16			$412,862
G2050	Landscaping	$1.18	S.F.	96,463	25	1994	2019		0.00 %	0.00 %	0			$113,826
G3010	Water Supply	$1.09	S.F.	96,463	50	1958	2008		0.00 %	110.00 %	-11		$115,659.00	$105,145
G3020	Sanitary Sewer	$2.20	S.F.	96,463	50	1958	2008		0.00 %	110.00 %	-11		$233,440.00	$212,219
G3030	Storm Sewer	$1.25	S.F.	96,463	50	1958	2008		0.00 %	110.00 %	-11		$132,637.00	$120,579
G4010	Electrical Distribution	$2.55	S.F.	96,463	30	1958	1988		0.00 %	110.00 %	-31		$270,579.00	$245,981
G4020	Site Lighting	$2.98	S.F.	96,463	30	1993	2023		13.33 %	0.00 %	4			$287,460
G4030	Site Communication and Security	$1.28	S.F.	96,463	30	1993	2023		13.33 %	0.00 %	4			$123,473
								Total	**28.15 %**	**24.86 %**			**$752,315.00**	**$3,026,046**

System Notes

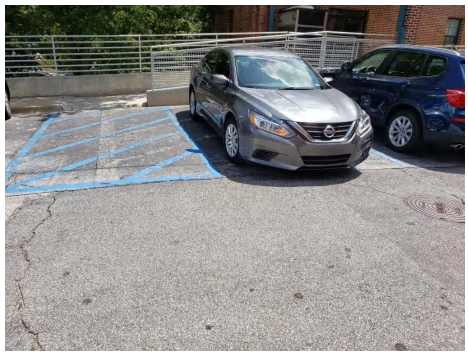
The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility.

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Hard Surface Play Area


Note:

System: G2040950 - Playing Field


Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer


Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communication and Security

Note:

Renewal Schedule

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

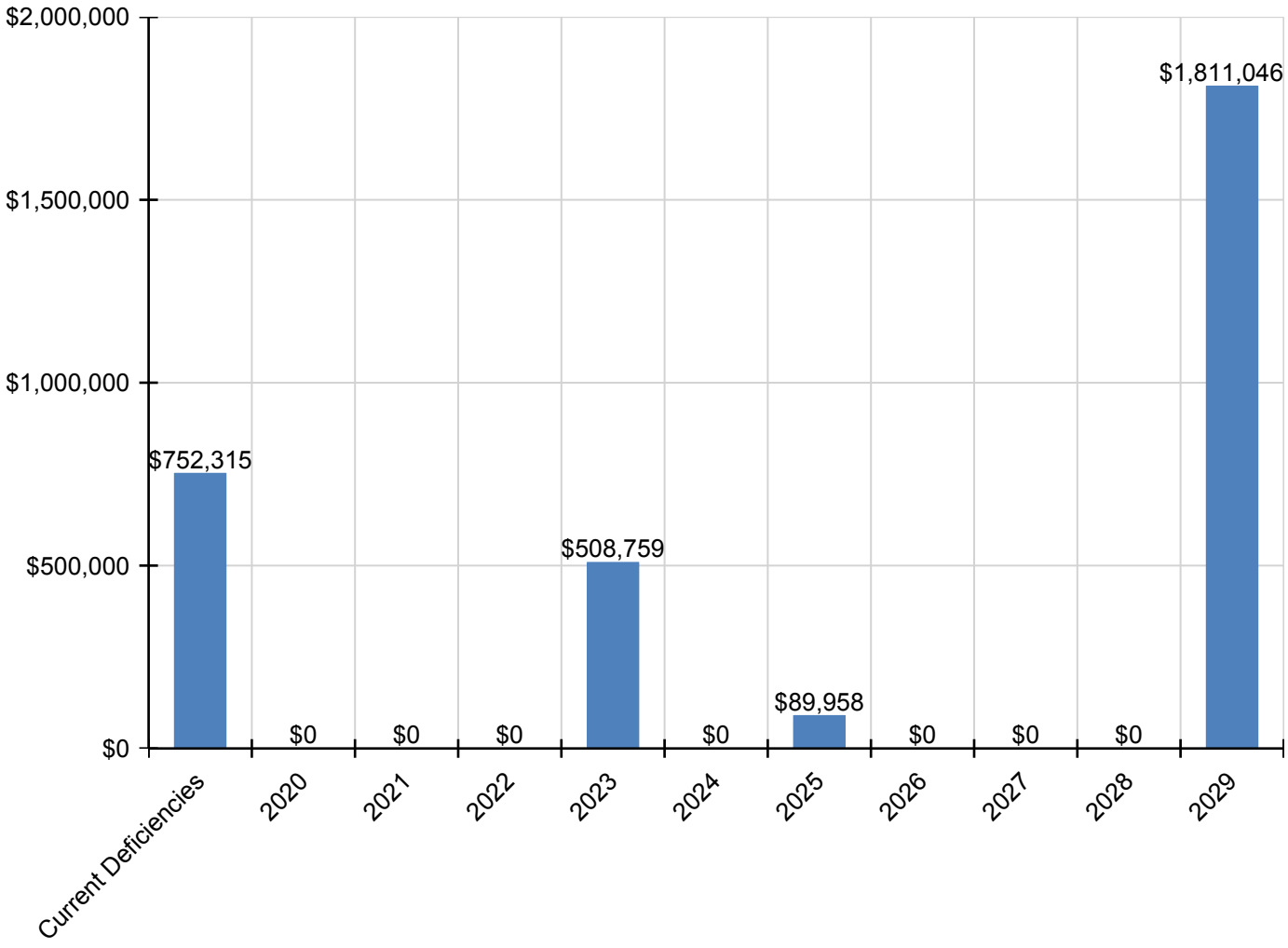
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$752,315**	**$0**	**$0**	**$0**	**$508,759**	**$0**	**$89,958**	**$0**	**$0**	**$0**	**$1,811,046**	**$3,162,077**
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	$337,967	**$337,967**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,140,816	**$1,140,816**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$332,263	**$332,263**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$89,958	$0	$0	$0	$0	**$89,958**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$115,659	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$115,659**
G3020 - Sanitary Sewer	$233,440	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$233,440**
G3030 - Storm Sewer	$132,637	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$132,637**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$270,579	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$270,579**
G4020 - Site Lighting	$0	$0	$0	$0	$355,893	$0	$0	$0	$0	$0	$0	**$355,893**
G4030 - Site Communication and Security	$0	$0	$0	$0	$152,867	$0	$0	$0	$0	$0	$0	**$152,867**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

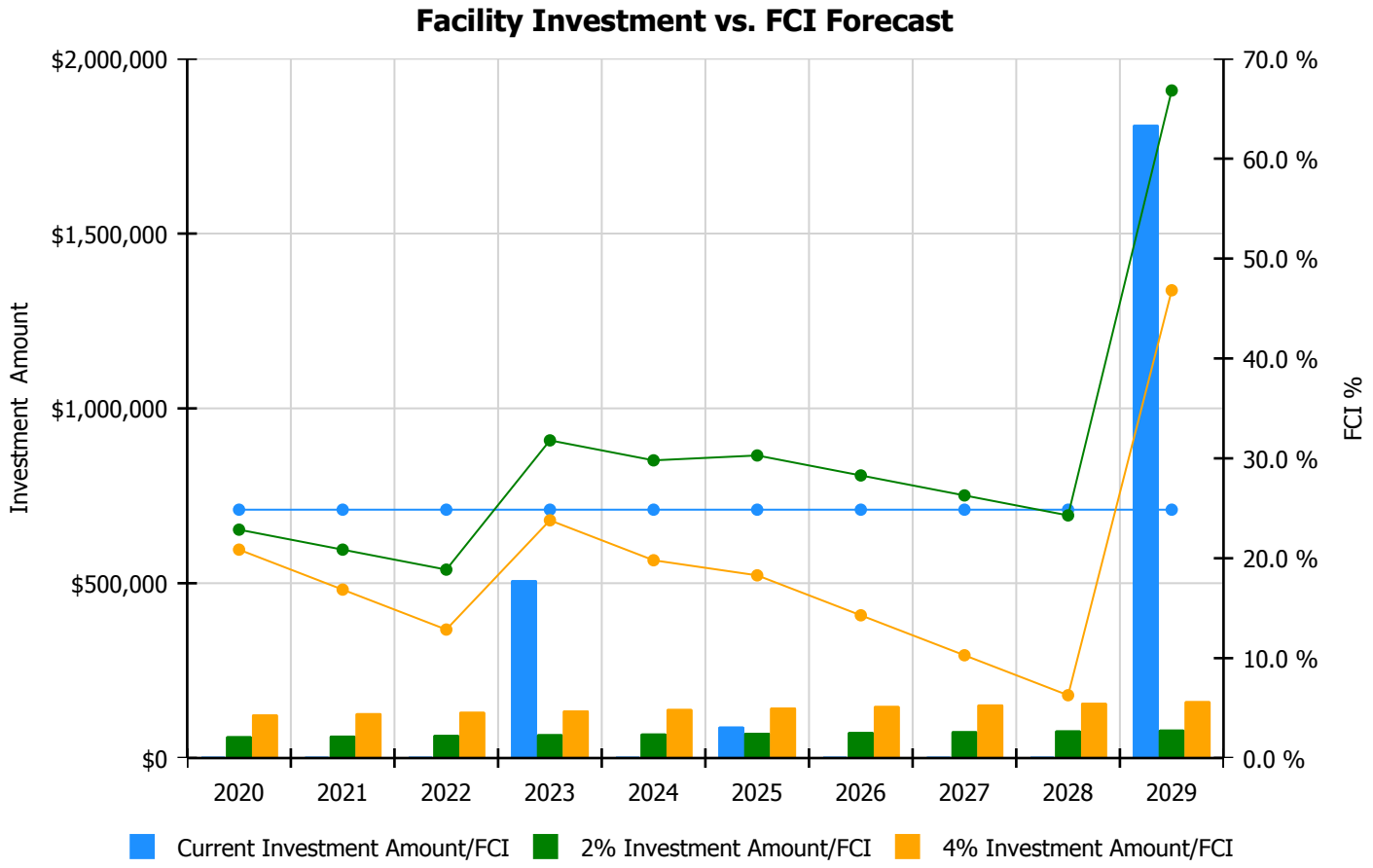
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

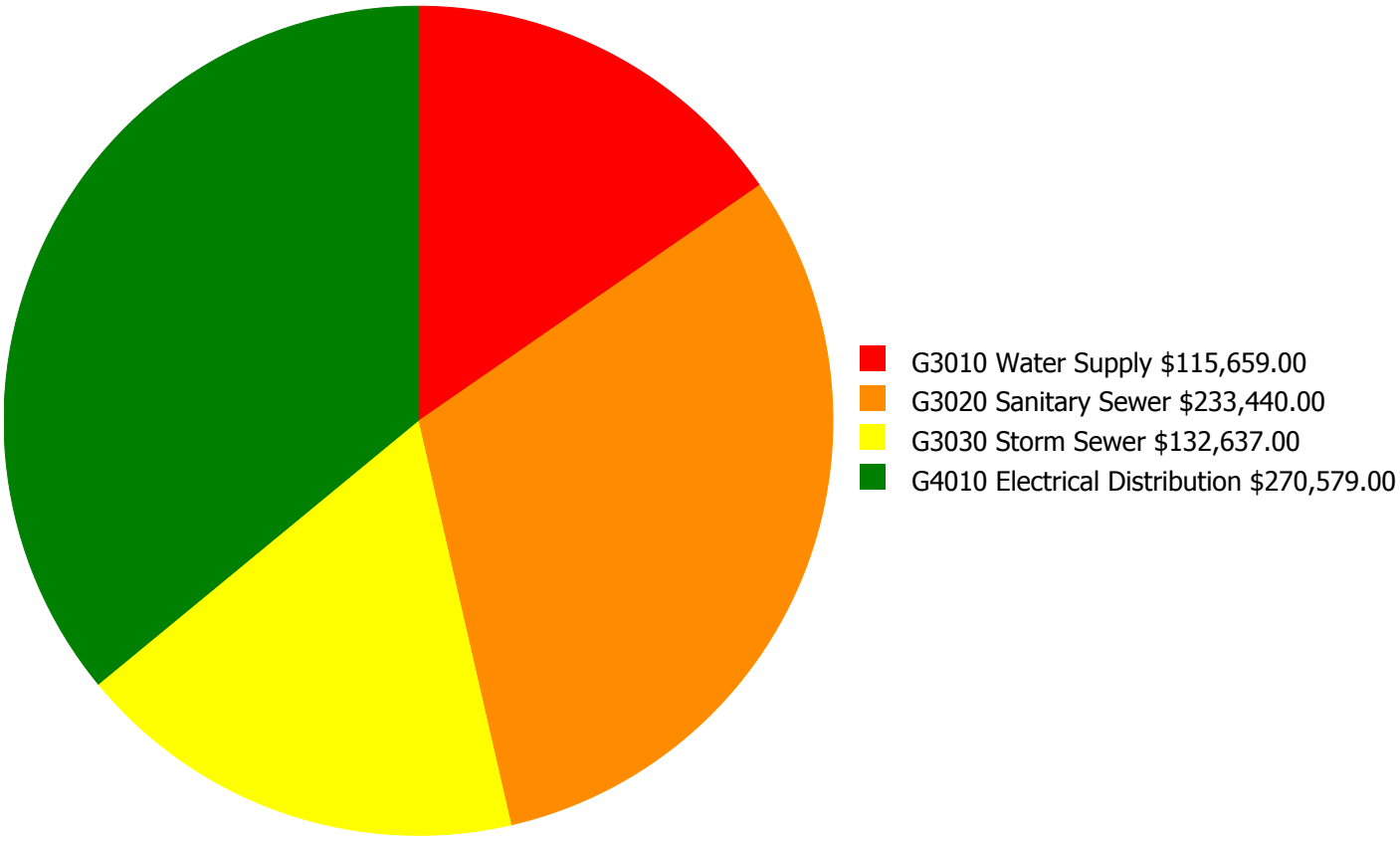
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 24.86%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$62,337.00	22.86 %	$124,673.00	20.86 %
2021	$0	$64,207.00	20.86 %	$128,413.00	16.86 %
2022	$0	$66,133.00	18.86 %	$132,266.00	12.86 %
2023	$508,759	$68,117.00	31.80 %	$136,234.00	23.80 %
2024	$0	$70,160.00	29.80 %	$140,321.00	19.80 %
2025	$89,958	$72,265.00	30.29 %	$144,530.00	18.29 %
2026	$0	$74,433.00	28.29 %	$148,866.00	14.29 %
2027	$0	$76,666.00	26.29 %	$153,332.00	10.29 %
2028	$0	$78,966.00	24.29 %	$157,932.00	6.29 %
2029	$1,811,046	$81,335.00	66.82 %	$162,670.00	46.82 %
Total:	**$2,409,762**	**$714,619.00**		**$1,429,237.00**	

Deficiency Summary by System

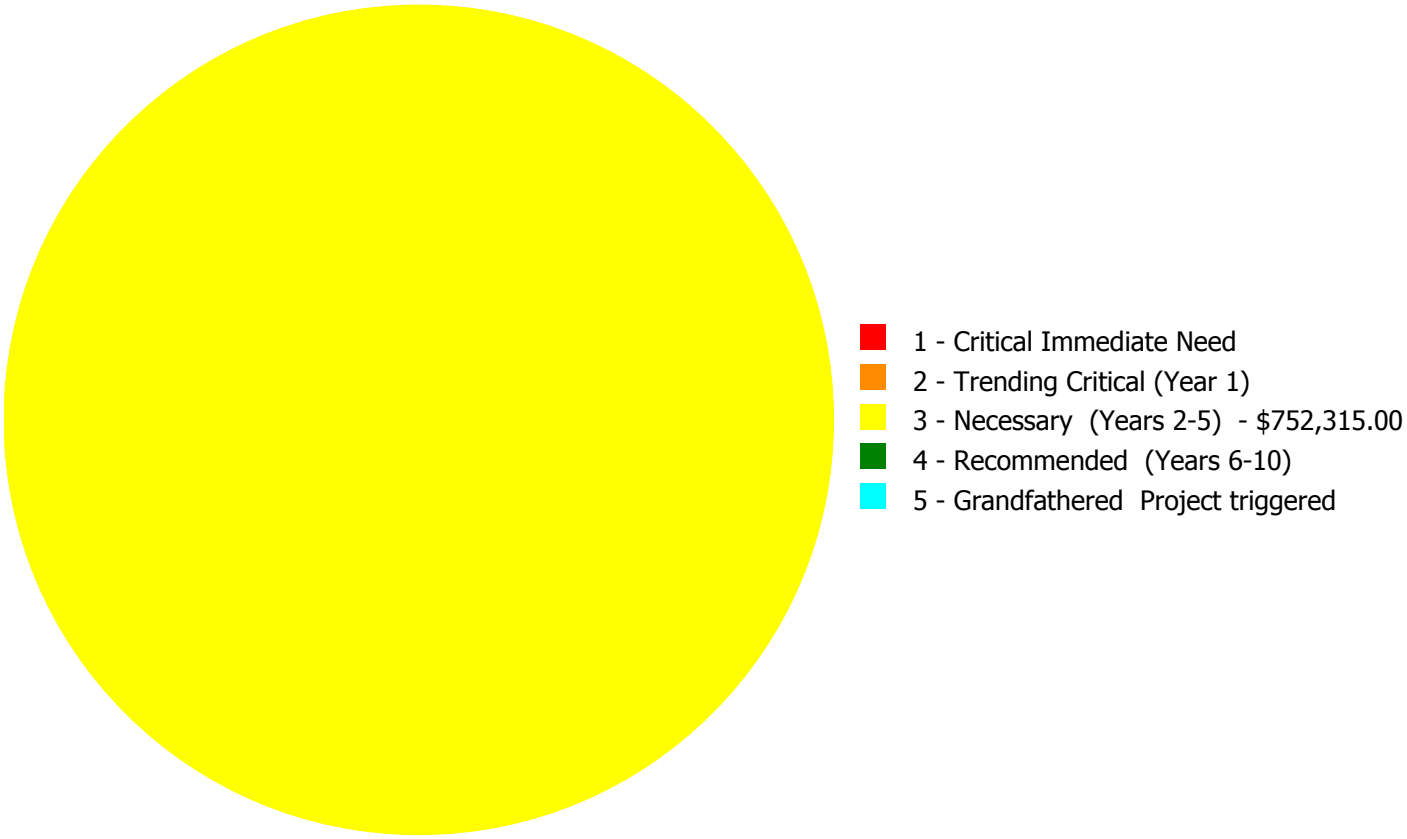
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $752,315.00

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: $752,315.00

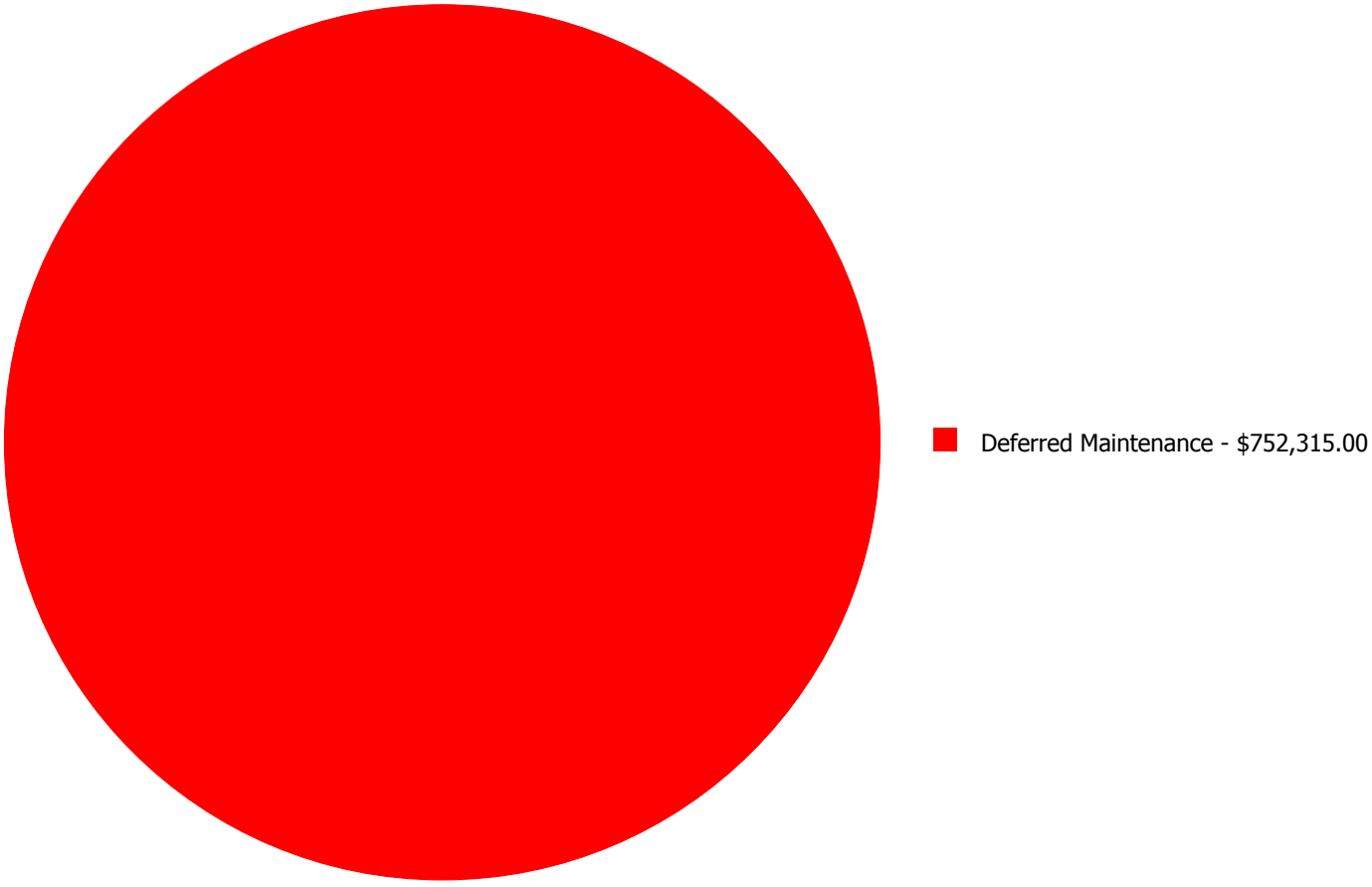
Deficiency By Priority Investment Table

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
G3010	Water Supply	$0.00	$0.00	$115,659.00	$0.00	$0.00	$115,659.00
G3020	Sanitary Sewer	$0.00	$0.00	$233,440.00	$0.00	$0.00	$233,440.00
G3030	Storm Sewer	$0.00	$0.00	$132,637.00	$0.00	$0.00	$132,637.00
G4010	Electrical Distribution	$0.00	$0.00	$270,579.00	$0.00	$0.00	$270,579.00
	Total:	$0.00	$0.00	$752,315.00	$0.00	$0.00	$752,315.00

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: $752,315.00

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: G3010 - Water Supply

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 96,463.00
Unit of Measure: S.F.
Estimate: $115,659.00
Assessor Name: Sam Mandola
Date Created: 02/21/2020

Notes: The original domestic water distribution system components consist of galvanized and copper pipes, valves and domestic water supply. Water supply control valves should be accessible for easy operation. Valves located in various areas on the site should be protected and easily accessible during a fire. All valves should be clearly marked and identifiable with exterior signs showing the locations of each valve. These valves should be marked with information indicating the areas and locations covered by their water source. This deficiency provides a budgetary consideration for universal upgrades to the domestic water distribution system for this site.

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 96,463.00
Unit of Measure: S.F.
Estimate: $233,440.00
Assessor Name: Sam Mandola
Date Created: 02/21/2020

Notes: The site sanitary sewer system is function, but is well beyond its expected service life. This deficiency provides a budgetary consideration for a new sanitary sewer system system.

System: G3030 - Storm Sewer

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 96,463.00
Unit of Measure: S.F.
Estimate: $132,637.00
Assessor Name: Sam Mandola
Date Created: 02/21/2020

Notes: The site storm sewer system is functional, but is well beyond its expected service life. This project provides a budgetary consideration for a new rainwater drainage system.

System: G4010 - Electrical Distribution

Location:	Site
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	96,463.00
Unit of Measure:	S.F.
Estimate:	$270,579.00
Assessor Name:	Sam Mandola
Date Created:	02/21/2020

Notes: The electrical services and distribution system consist of an exterior distribution system and branch panels with conduit and wiring and transformer. This system is beyond its expected service life and universal upgrades are recommended.

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 #:	1664
Project:	APS Assessments 2019	Region:	761	Site:	Morningside ES
Grade Config:		Site Type:	Elementary	Site Size:	0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Excel	5.00	5.00	100.00
Interior Environment	Excel	2.00	2.00	100.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Excel	4.65	4.65	100.00
Size	Good	9.30	11.63	80.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Good	0.83	1.04	80.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Good	1.00	1.25	80.00
Location	Excel	0.37	0.37	100.00
Storage/Fixed Equip	Good	0.30	0.37	80.00
Self-Contained Special Ed				
Environment	Good	0.38	0.48	80.00
Size	Good	0.96	1.20	80.00
Location	Good	0.29	0.36	80.00
Storage/Fixed Equip	Good	0.29	0.36	80.00
Instructional Resource Rooms				
Environment	Poor	0.36	0.72	50.00
Size	Good	1.44	1.80	80.00
Location	Poor	0.27	0.54	50.00
Storage/Fixed Equip	Poor	0.27	0.54	50.00
Science				
Environment	Good	0.32	0.40	80.00
Size	Excel	1.00	1.00	100.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Music				
Environment	Good	0.59	0.74	80.00

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Suitability	Rating	Score	Possible Score	Percent Score
Size	Good	1.48	1.85	80.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Excel	0.47	0.47	100.00
Size	Good	0.94	1.17	80.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	Good	0.28	0.35	80.00
Size	Good	0.70	0.88	80.00
Location	Good	0.21	0.26	80.00
Storage/Fixed Equip	Good	0.21	0.26	80.00
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Good	0.68	0.85	80.00
Location	Good	0.20	0.26	80.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Good	1.54	1.92	80.00
Size	Good	3.84	4.80	80.00
Location	Good	1.15	1.44	80.00
Storage/Fixed Equip	Fair	0.94	1.44	65.00
Performing Arts				
Environment	Good	0.48	0.60	80.00
Size	Good	1.21	1.51	80.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Good	0.36	0.45	80.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Good	1.95	2.44	80.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Good	2.05	2.56	80.00
Counseling	Good	0.23	0.29	80.00
Clinic	Good	0.47	0.58	80.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Good	4.96	6.20	80.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Poor	1.00	2.00	50.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Good	0.65	0.81	80.00
Play Areas	Good	1.87	2.34	80.00

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Project:	APS Assessments 2019	Region:	761	Site:	Morningside ES
Grade Config:		Site Type:	Elementary	Site Size:	0.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Good	0.40	0.50	80.00
Total For Site:		**82.71**	**100.00**	**82.71**

Comments

Suitability - ES

Morningside Elementary is a neighborhood school serving students in grades kindergarten through 5. The school is housed in a multi-story building with a 30-car garage on the basement floor, six portable classroom buildings, and an outdoor recreation field within a two-story recreation facility owned by the school district. Approximately 6,400 square feet of space (in the recreation center) is used by both the school and the City of Atlanta's community recreation services.

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

The resource room is not an stimulating environment since it is located in the book storage room.

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

The resource room is not centrally located.

Suitability - ES->Instructional Resource Rooms-->Storage/Fixed Equip

There is insufficient permanent storage for students, teacher learning materials and equipment.

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

There is insufficient storage for the gym equipment.

Suitability - ES->Outside-->Vehicular Traffic

Buses are constrained to a location bisecting the main building, the arts building and playing fields.