

Atlanta Public Schools/ Carver Cluster

# Perkerson Elementary School

Revised

## School Assessment Report

November 10, 2020



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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  $100 - \text{Total FCI}$  (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	75,297
Year Built:	1994
Last Renovation:	
Replacement Value:	\$15,245,407
Repair Cost:	\$2,224,725.00
Total FCI:	14.59 %
Total RSLI:	51.91 %
FCA Score:	85.41



### Description:

The Perkerson Elementary School consists of (1) main school building located at 2040 Brewer Boulevard, in Atlanta, GA. The 75,297 SF campus was constructed in 1994. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, playground, basketball courts, flagpole, landscaping, retaining walls and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

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

#### A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations.

#### B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick



## School Assessment Report - Perkerson Elementary School

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veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. . The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in consist of vinyl tile, ceramic tile for restrooms and Carpet for the administration and Media Center. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

### D. SERVICES

CONVEYING: The building does include conveying equipment. Conveying equipment includes elevators, and no wheelchair lifts.

PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is a combination of internal and external with roof drains.

HVAC: Heating and cooling is provided by rooftop package DX units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION: The building does have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL: The main electrical service is fed from a pole mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and are typically illuminated.

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

OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system. There is no natural gas emergency generator.

### E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, audio-visual, fixed casework, and computers.

### G. SITE

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

### CODE REVIEW

ACCESSIBILITY: The building is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.

LIFE-SAFETY SYSTEMS: The building is covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors.

## School Assessment Report - Perkerson Elementary School

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### Attributes:

#### General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Jejuan Hall
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	75297
DOE Facility Number:	0296	Total # of Modular/Portables:	0
DOE Interior Site SF:	75297	Total GSF of Modular/Portables:	0
Approx. Acres:	9	Status:	Active

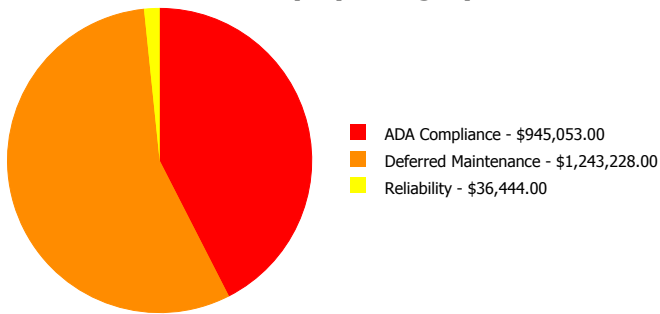
# School Assessment Report - Perkerson Elementary School

## School Dashboard Summary

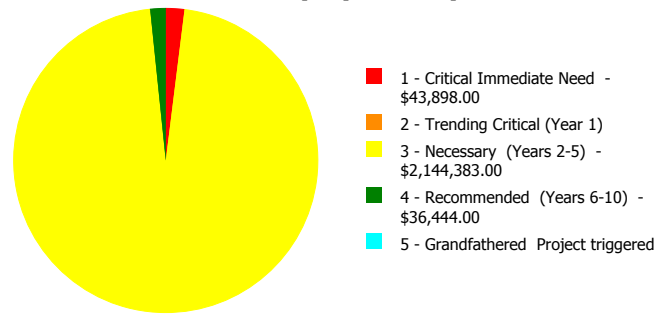
Gross Area: 75,297  
 Year Built: 1994  
 Repair Cost: \$2,224,725  
 FCI: 14.59 %

Last Renovation:  
 Replacement Value: \$15,245,407  
 RSLI%: 51.91 %

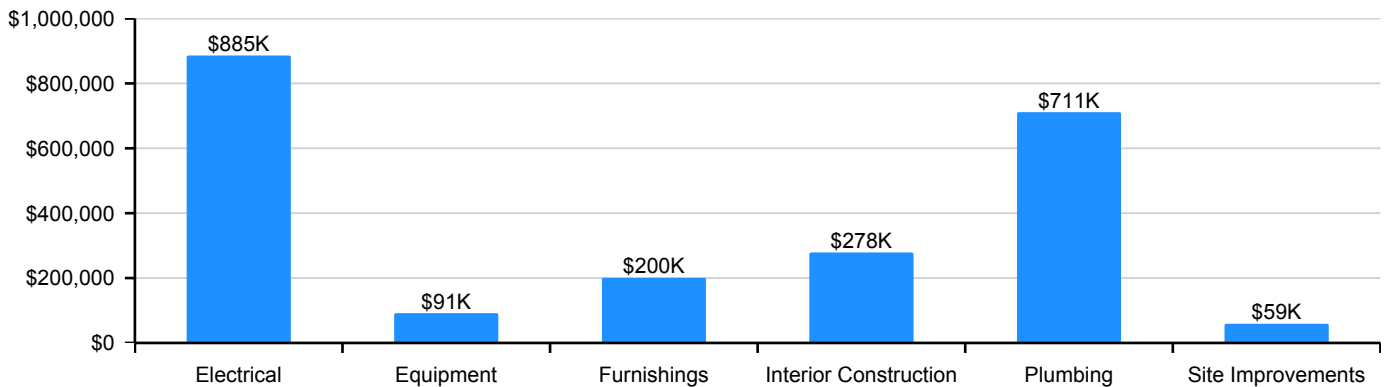
### Deficiency By Category



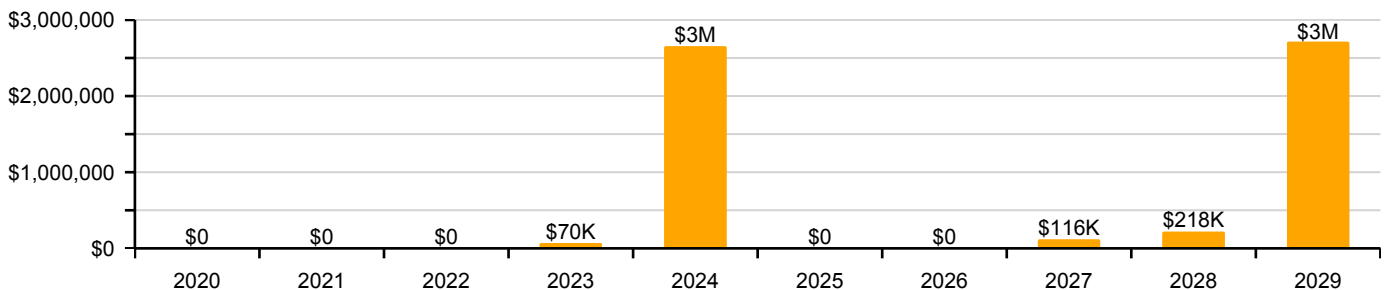
### Deficiency By Priority



### 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 Unifomat Classification

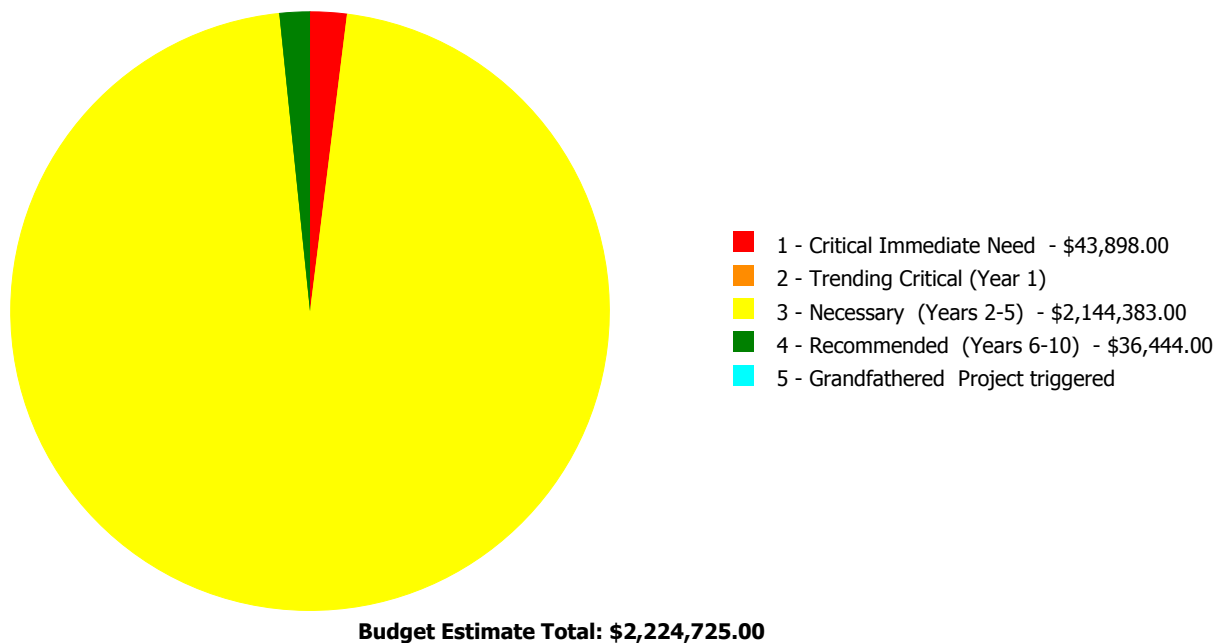
UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	75.00 %	0.00 %	\$0.00
B10 - Superstructure	75.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.25 %	0.00 %	\$0.00
B30 - Roofing	40.85 %	0.00 %	\$0.00
C10 - Interior Construction	46.76 %	24.54 %	\$278,298.00
C30 - Interior Finishes	73.61 %	0.00 %	\$0.00
D20 - Plumbing	4.39 %	81.01 %	\$710,653.00
D30 - HVAC	75.81 %	0.00 %	\$0.00
D40 - Fire Protection	19.04 %	0.00 %	\$0.00
D50 - Electrical	50.03 %	44.95 %	\$885,417.00
E10 - Equipment	0.00 %	110.00 %	\$91,109.00
E20 - Furnishings	0.00 %	110.00 %	\$200,441.00
G20 - Site Improvements	34.97 %	4.55 %	\$58,807.00
G30 - Site Mechanical Utilities	50.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	16.67 %	0.00 %	\$0.00
<b>Totals:</b>	<b>51.91 %</b>	<b>14.59 %</b>	<b>\$2,224,725.00</b>

### 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
1994 Bldg 2010	75,297	16.54	\$43,898.00	\$0.00	\$2,085,576.00	\$36,444.00	\$0.00
Site	75,297	2.74	\$0.00	\$0.00	\$58,807.00	\$0.00	\$0.00
<b>Total:</b>		<b>14.59</b>	<b>\$43,898.00</b>	<b>\$0.00</b>	<b>\$2,144,383.00</b>	<b>\$36,444.00</b>	<b>\$0.00</b>

### Deficiencies By Priority





## Executive Summary

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Function:	Elementary
Gross Area (SF):	75,297
Year Built:	1994
Last Renovation:	
Replacement Value:	\$13,097,184
Repair Cost:	\$2,165,918.00
Total FCI:	16.54 %
Total RSLI:	55.01 %
FCA Score:	83.46



### Description:

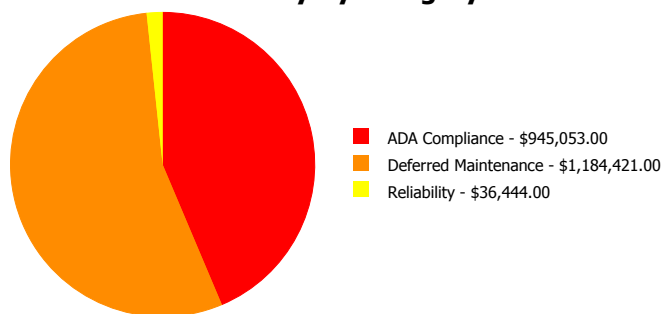
The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

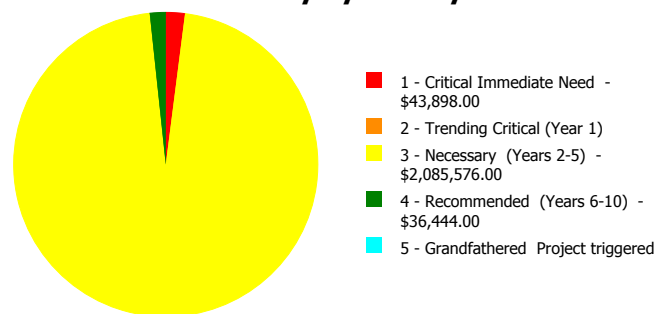
## Dashboard Summary

Function:	Elementary	Gross Area:	75,297
Year Built:	1994	Last Renovation:	
Repair Cost:	\$2,165,918	Replacement Value:	\$13,097,184
FCI:	16.54 %	RSLI%:	55.01 %

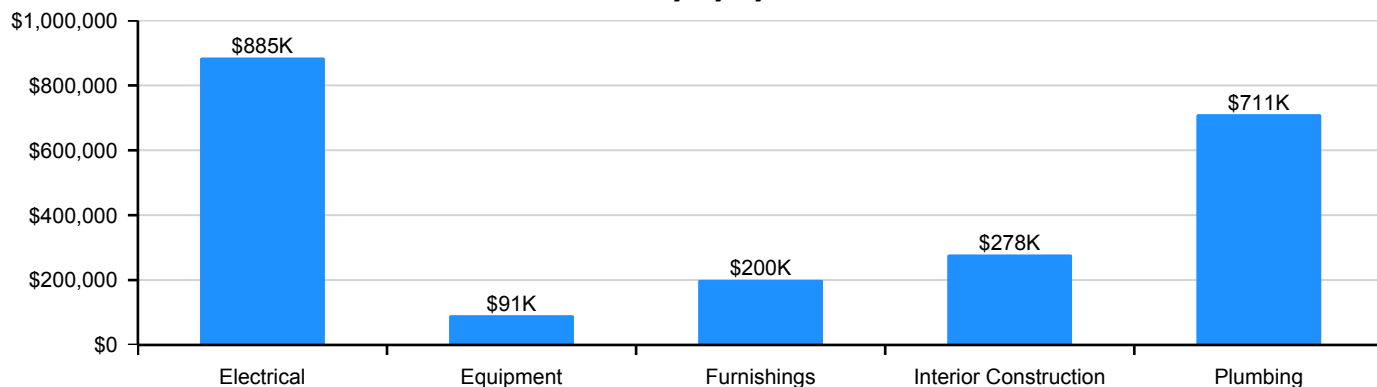
**Deficiency By Category**



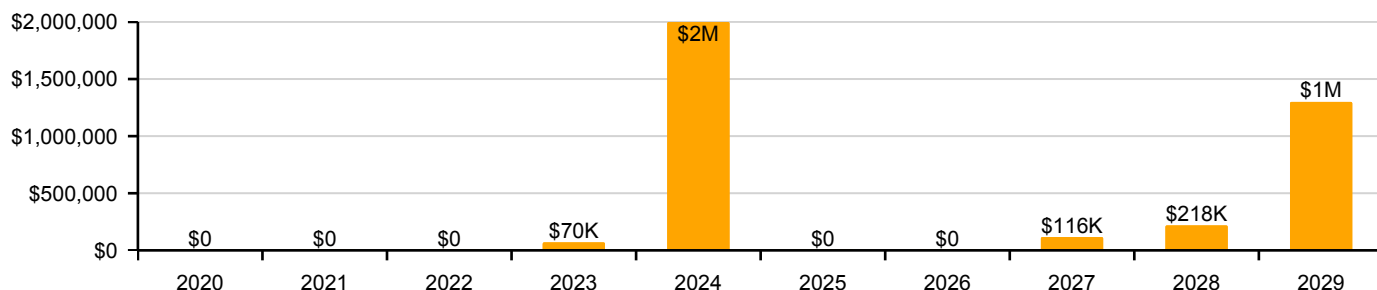
**Deficiency By Priority**



**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	75.00 %	0.00 %	\$0.00
B10 - Superstructure	75.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.25 %	0.00 %	\$0.00
B30 - Roofing	40.85 %	0.00 %	\$0.00
C10 - Interior Construction	46.76 %	24.54 %	\$278,298.00
C30 - Interior Finishes	73.61 %	0.00 %	\$0.00
D20 - Plumbing	4.39 %	81.01 %	\$710,653.00
D30 - HVAC	75.81 %	0.00 %	\$0.00
D40 - Fire Protection	19.04 %	0.00 %	\$0.00
D50 - Electrical	50.03 %	44.95 %	\$885,417.00
E10 - Equipment	0.00 %	110.00 %	\$91,109.00
E20 - Furnishings	0.00 %	110.00 %	\$200,441.00
<b>Totals:</b>	<b>55.01 %</b>	<b>16.54 %</b>	<b>\$2,165,918.00</b>



## Photo Album

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

1). West Elevation - Nov 25, 2019



2). West Elevation - Nov 25, 2019



3). North Elevation - Nov 25, 2019



4). South Elevation - Nov 25, 2019



5). East Elevation - Nov 25, 2019



## Condition Detail

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

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

**System Listing**

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

# School Assessment Report - 1994 Bldg 2010

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	\$9.32	S.F.	75,297	100	1994	2094		75.00 %	0.00 %	75			\$701,768
A1030	Slab on Grade	\$7.88	S.F.	75,297	100	1994	2094		75.00 %	0.00 %	75			\$593,340
B1020	Roof Construction	\$15.32	S.F.	75,297	100	1994	2094		75.00 %	0.00 %	75			\$1,153,550
B2010	Exterior Walls	\$17.44	S.F.	75,297	100	1994	2094		75.00 %	0.00 %	75			\$1,313,180
B2020	Exterior Windows	\$10.88	S.F.	75,297	30	1994	2024		16.67 %	0.00 %	5			\$819,231
B2030	Exterior Doors	\$1.10	S.F.	75,297	30	1994	2024		16.67 %	0.00 %	5			\$82,827
B3010105	Built-Up	\$7.15	S.F.	75,297	25	2004	2029		40.00 %	0.00 %	10			\$538,374
B3020	Roof Openings	\$0.66	S.F.	75,297	30	2004	2034		50.00 %	0.00 %	15			\$49,696
C1010	Partitions	\$7.08	S.F.	75,297	100	1994	2094		75.00 %	0.00 %	75			\$533,103
C1020	Interior Doors	\$4.62	S.F.	75,297	40	1994	2034		37.50 %	0.00 %	15			\$347,872
C1030	Fittings	\$3.36	S.F.	75,297	20	1994	2014		0.00 %	110.00 %	-5		\$278,298.00	\$252,998
C3010230	Paint & Covering	\$1.47	S.F.	75,297	10	1994	2004		0.00 %	0.00 %	-15			\$110,687
C3020420	Ceramic Tile	\$16.74	S.F.	5,015	50	1994	2044		50.00 %	0.00 %	25			\$83,951
C3020901	Carpet	\$7.50	S.F.	11,130	8	2019	2027		100.00 %	0.00 %	8			\$83,475
C3020903	VCT	\$3.48	S.F.	51,627	15	2015	2030		73.33 %	0.00 %	11			\$179,662
C3020999	Other - Rubber or Neoprene	\$26.67	S.F.	5,705	10	2018	2028		90.00 %	0.00 %	9			\$152,152
C3030	Ceiling Finishes	\$11.40	S.F.	75,297	20	2015	2035		80.00 %	0.00 %	16			\$858,386
D2010	Plumbing Fixtures	\$8.05	S.F.	75,297	20	1994	2014		0.00 %	110.00 %	-5		\$666,755.00	\$606,141
D2020	Domestic Water Distribution	\$0.91	S.F.	75,297	30	1994	2024		16.67 %	0.00 %	5			\$68,520
D2030	Sanitary Waste	\$2.16	S.F.	75,297	30	1994	2024		16.67 %	0.00 %	5			\$162,642
D2040	Rain Water Drainage	\$0.53	S.F.	75,297	20	1994	2014		0.00 %	110.00 %	-5		\$43,898.00	\$39,907
D3010	Energy Supply	\$0.61	S.F.	75,297	30	1994	2024		16.67 %	0.00 %	5			\$45,931
D3040	Distribution Systems	\$13.46	S.F.	75,297	20	2015	2035		80.00 %	0.00 %	16			\$1,013,498
D3050	Terminal & Package Units	\$5.41	S.F.	75,297	15	2015	2030		73.33 %	0.00 %	11			\$407,357
D3060	Controls & Instrumentation	\$2.79	S.F.	75,297	15	2015	2030		73.33 %	0.00 %	11			\$210,079
D4010	Sprinklers	\$5.16	S.F.	75,297	30	1994	2024		16.67 %	0.00 %	5			\$388,533
D4030	Fire Protection Specialties	\$0.12	S.F.	75,297	15	2015	2030		73.33 %	0.00 %	11			\$9,036
D4090	Other Fire Protection Systems	\$0.75	S.F.	75,297	15	2008	2023		26.67 %	0.00 %	4			\$56,473
D5010	Electrical Service/Distribution	\$2.91	S.F.	75,297	20	2015	2035		80.00 %	0.00 %	16			\$219,114
D5020	Branch Wiring	\$6.00	S.F.	75,297	20	1994	2014		0.00 %	110.00 %	-5		\$496,960.00	\$451,782
D5020	Lighting	\$9.00	S.F.	75,297	20	2015	2035		80.00 %	0.00 %	16			\$677,673
D5030810	Security & Detection Systems	\$1.51	S.F.	75,297	20	1994	2014		0.00 %	110.00 %	-5		\$125,068.00	\$113,698
D5030910	Fire Alarm Systems	\$2.74	S.F.	75,297	20	1994	2014		0.00 %	110.00 %	-5		\$226,945.00	\$206,314
D5030920	Data Communication	\$3.56	S.F.	75,297	25	2019	2044		100.00 %	0.00 %	25			\$268,057
D5090	Other Electrical Systems	\$0.44	S.F.	75,297	15	1994	2009		0.00 %	110.00 %	-10		\$36,444.00	\$33,131
E1020	Institutional Equipment	\$0.12	S.F.	75,297	20	1994	2014		0.00 %	109.99 %	-5		\$9,939.00	\$9,036
E1090	Other Equipment	\$0.98	S.F.	75,297	20	1994	2014		0.00 %	110.00 %	-5		\$81,170.00	\$73,791
E2010	Fixed Furnishings	\$2.42	S.F.	75,297	20	1994	2014		0.00 %	110.00 %	-5		\$200,441.00	\$182,219
<b>Total</b>									<b>55.01 %</b>	<b>16.54 %</b>			<b>\$2,165,918.00</b>	<b>\$13,097,184</b>



## 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.

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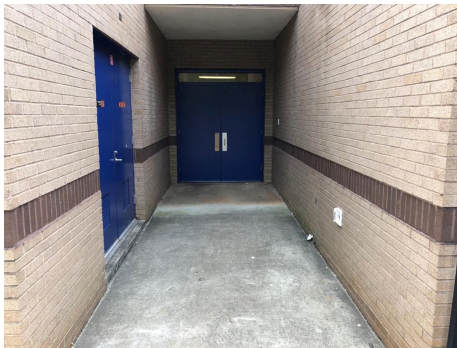
**System:** B1020 - Roof Construction



**Note:**

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2020 - Exterior Windows



**Note:**



## School Assessment Report - 1994 Bldg 2010

### System: B2030 - Exterior Doors



### Note:

### System: B3010105 - Built-Up



### Note:

### System: B3020 - Roof Openings

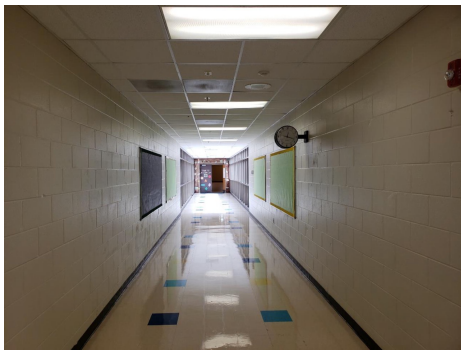


### Note:



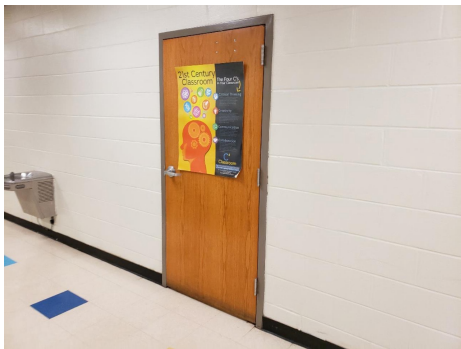
## School Assessment Report - 1994 Bldg 2010

### System: C1010 - Partitions



### Note:

### System: C1020 - Interior Doors



### Note:

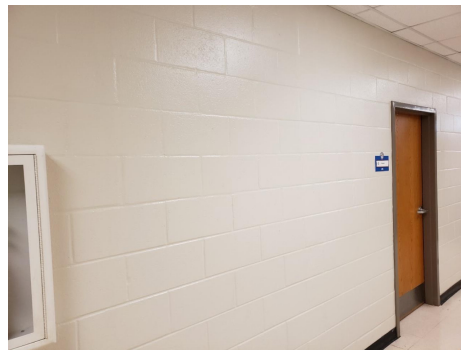
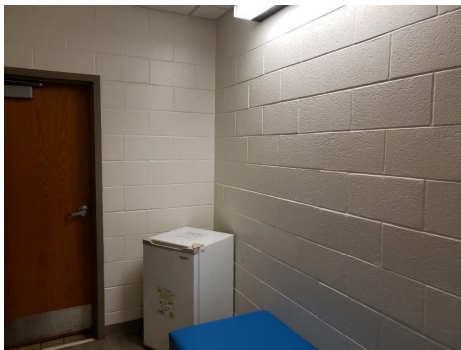
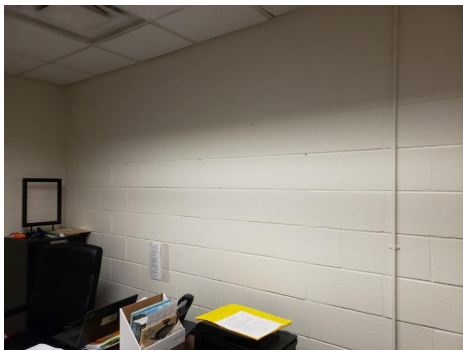
### System: C1030 - Fittings



### Note:

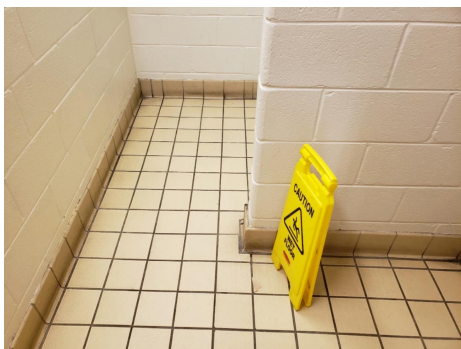
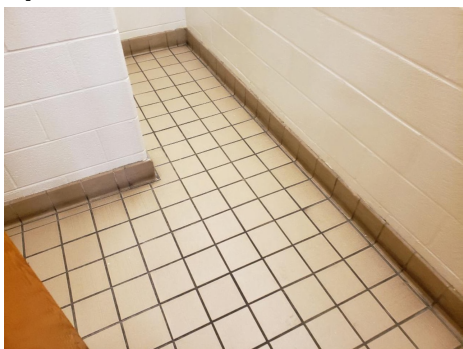
## School Assessment Report - 1994 Bldg 2010

**System:** C3010230 - Paint & Covering



**Note:**

**System:** C3020420 - Ceramic Tile



**Note:**

**System:** C3020901 - Carpet

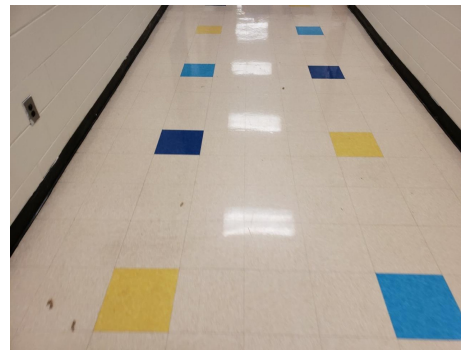
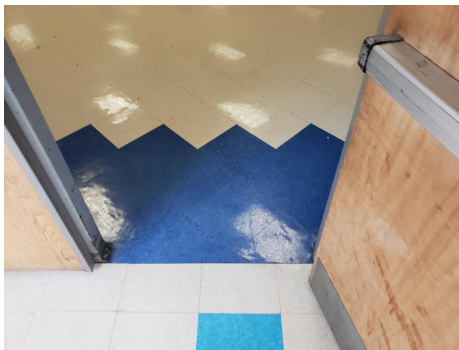


**Note:**



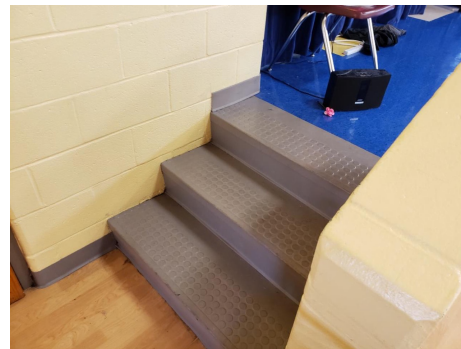
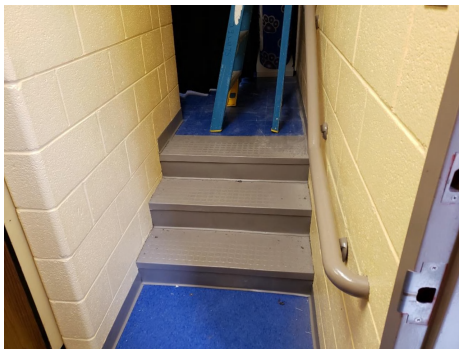
## School Assessment Report - 1994 Bldg 2010

**System:** C3020903 - VCT



**Note:**

**System:** C3020999 - Other - Rubber or Neoprene



**Note:**

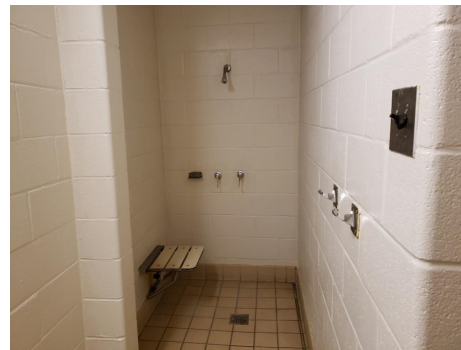
**System:** C3030 - Ceiling Finishes



**Note:**

## School Assessment Report - 1994 Bldg 2010

### System: D2010 - Plumbing Fixtures



### Note:

### System: D2020 - Domestic Water Distribution



### Note:

### System: D2030 - Sanitary Waste



### Note:



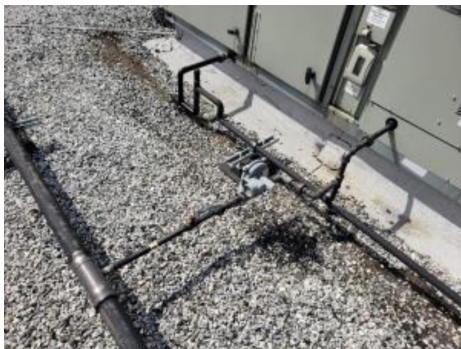
## School Assessment Report - 1994 Bldg 2010

### **System:** D2040 - Rain Water Drainage



### **Note:**

### **System:** D3010 - Energy Supply



### **Note:**

### **System:** D3040 - Distribution Systems



### **Note:**



## School Assessment Report - 1994 Bldg 2010

**System:** D3050 - Terminal & Package Units



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

**System:** D4010 - Sprinklers

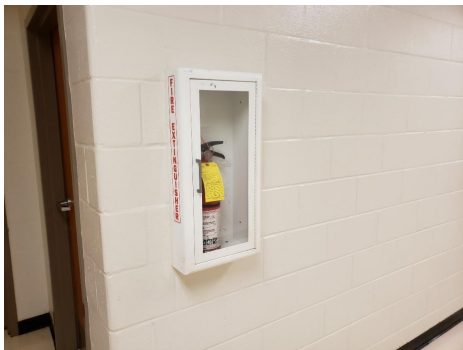


**Note:**

## School Assessment Report - 1994 Bldg 2010

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**System:** D4030 - Fire Protection Specialties



**Note:**

**System:** D4090 - Other Fire Protection Systems



**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**



## School Assessment Report - 1994 Bldg 2010

### System: D5020 - Branch Wiring



**Note:**

### System: D5020 - Lighting



**Note:**

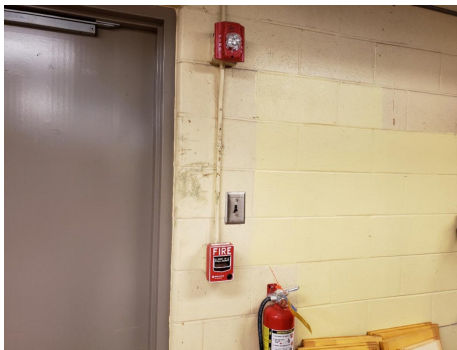
### System: D5030810 - Security & Detection Systems



**Note:**

## School Assessment Report - 1994 Bldg 2010

### System: D5030910 - Fire Alarm Systems



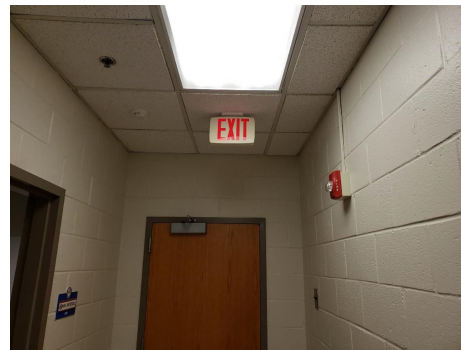
**Note:**

### System: D5030920 - Data Communication



**Note:**

### System: D5090 - Other Electrical Systems

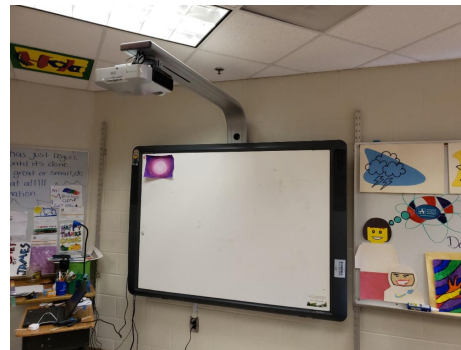


**Note:**



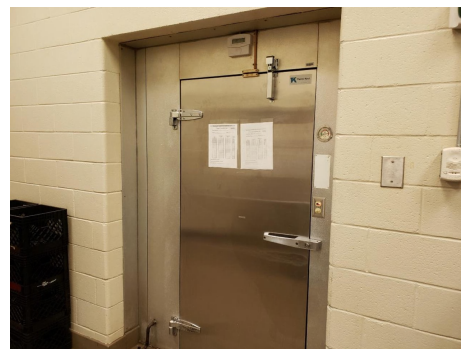
## School Assessment Report - 1994 Bldg 2010

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E1090 - Other Equipment



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**



## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
<b>Total:</b>	<b>\$2,165,918</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$69,917</b>	<b>\$1,999,111</b>	<b>\$0</b>	<b>\$0</b>	<b>\$116,319</b>	<b>\$218,377</b>	<b>\$1,299,568</b>	<b>\$5,869,210</b>
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$1,044,684	\$0	\$0	\$0	\$0	\$0	\$1,044,684
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$105,620	\$0	\$0	\$0	\$0	\$0	\$105,620
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	\$1,135,940	\$1,135,940
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$278,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$278,298
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	\$163,629	\$163,629
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020420 - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# School Assessment Report - 1994 Bldg 2010

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020901 - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,319	\$0	\$0	\$116,319
C3020903 - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020999 - Other - Rubber or Neoprene	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$218,377	\$0	\$218,377
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$666,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$666,755
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$87,377	\$0	\$0	\$0	\$0	\$0	\$87,377
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$207,401	\$0	\$0	\$0	\$0	\$0	\$207,401
D2040 - Rain Water Drainage	\$43,898	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,898
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$0	\$0	\$0	\$0	\$0	\$58,571	\$0	\$0	\$0	\$0	\$0	\$58,571
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$495,458	\$0	\$0	\$0	\$0	\$0	\$495,458
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4090 - Other Fire Protection Systems	\$0	\$0	\$0	\$0	\$69,917	\$0	\$0	\$0	\$0	\$0	\$0	\$69,917
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$496,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$496,960
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$125,068	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,068
D5030910 - Fire Alarm Systems	\$226,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,945
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$36,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,444
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	\$9,939	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,939
E1090 - Other Equipment	\$81,170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,170

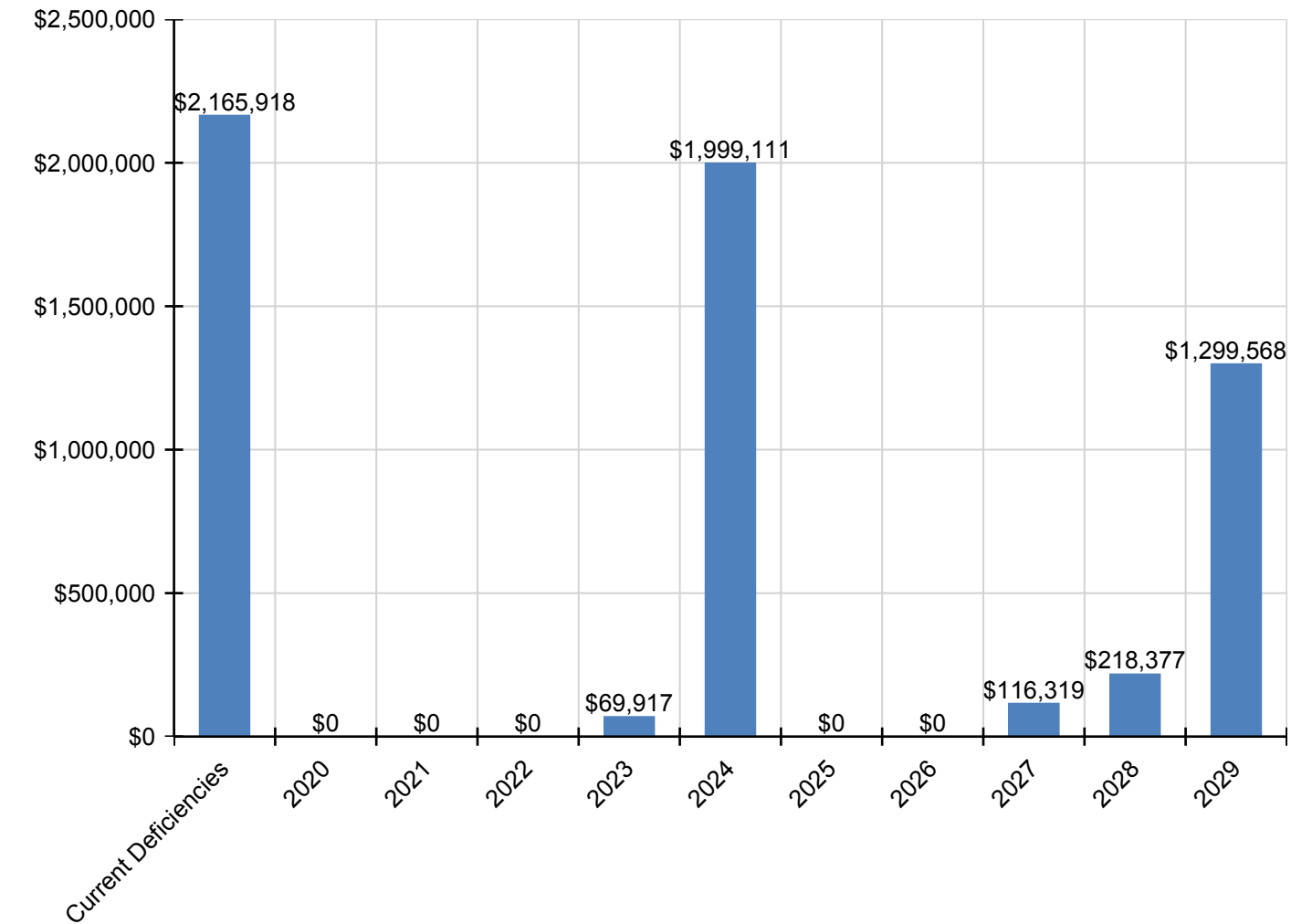
## School Assessment Report - 1994 Bldg 2010

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$200,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,441

\* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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

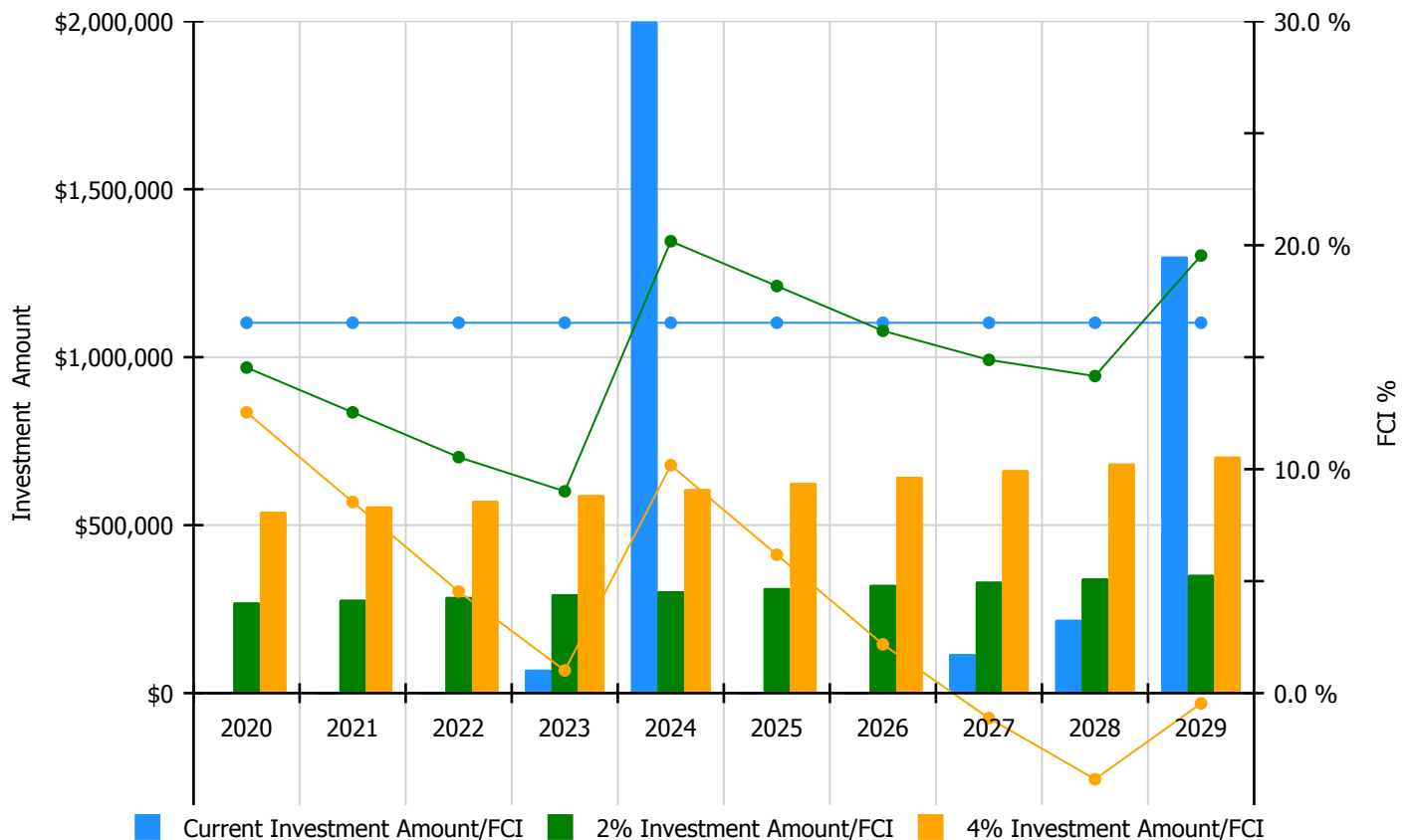


## Condition Index Forecast by Investment Scenario

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

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

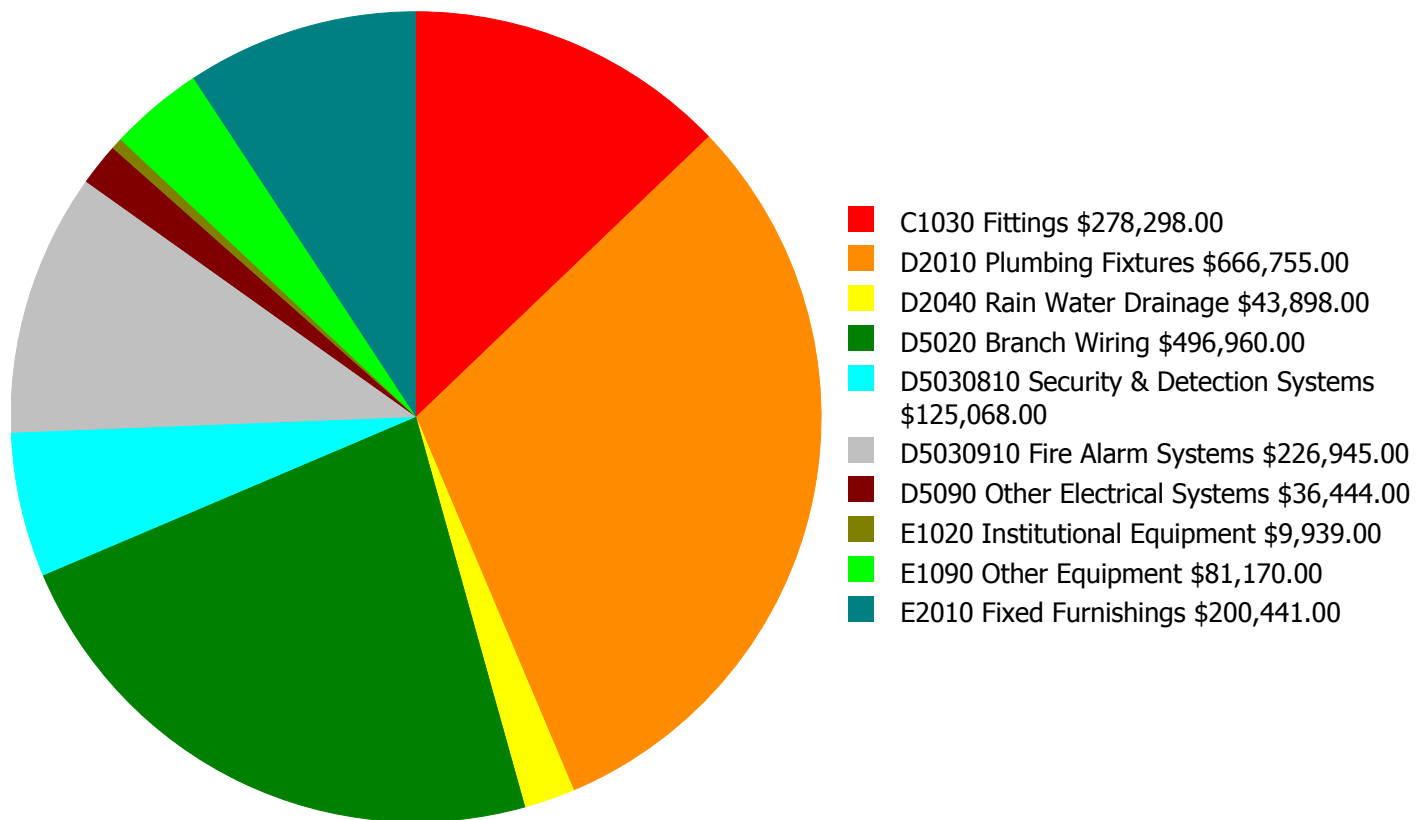
**Facility Investment vs. FCI Forecast**



Year	Investment Amount Current FCI - 16.54%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$269,802.00	14.54 %	\$539,604.00	12.54 %
2021	\$0	\$277,896.00	12.54 %	\$555,792.00	8.54 %
2022	\$0	\$286,233.00	10.54 %	\$572,466.00	4.54 %
2023	\$69,917	\$294,820.00	9.01 %	\$589,640.00	1.01 %
2024	\$1,999,111	\$303,665.00	20.18 %	\$607,329.00	10.18 %
2025	\$0	\$312,774.00	18.18 %	\$625,549.00	6.18 %
2026	\$0	\$322,158.00	16.18 %	\$644,315.00	2.18 %
2027	\$116,319	\$331,822.00	14.88 %	\$663,645.00	-1.12 %
2028	\$218,377	\$341,777.00	14.16 %	\$683,554.00	-3.84 %
2029	\$1,299,568	\$352,030.00	19.54 %	\$704,061.00	-0.46 %
<b>Total:</b>	<b>\$3,703,292</b>	<b>\$3,092,977.00</b>		<b>\$6,185,955.00</b>	

## Deficiency Summary by System

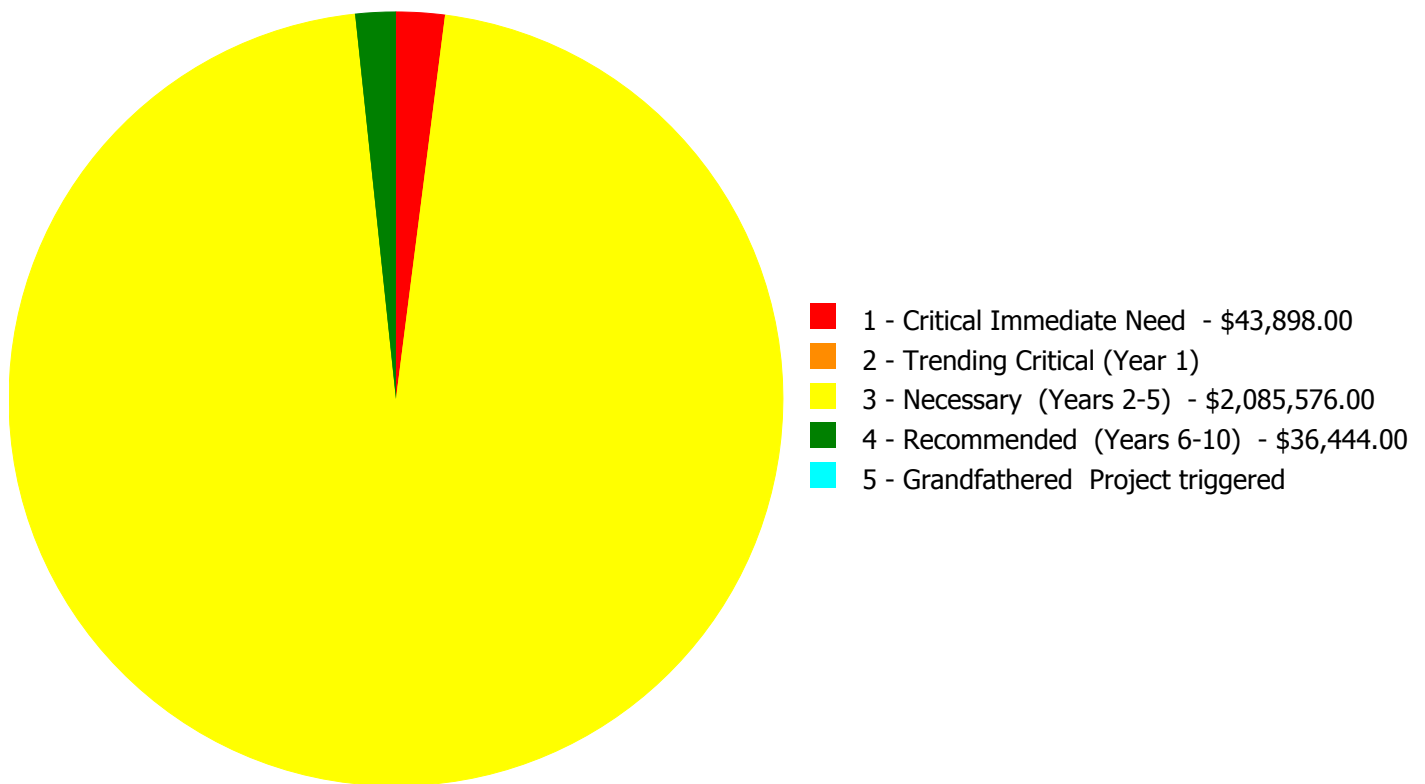
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$2,165,918.00**

## 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: \$2,165,918.00**

## Deficiency By Priority Investment Table

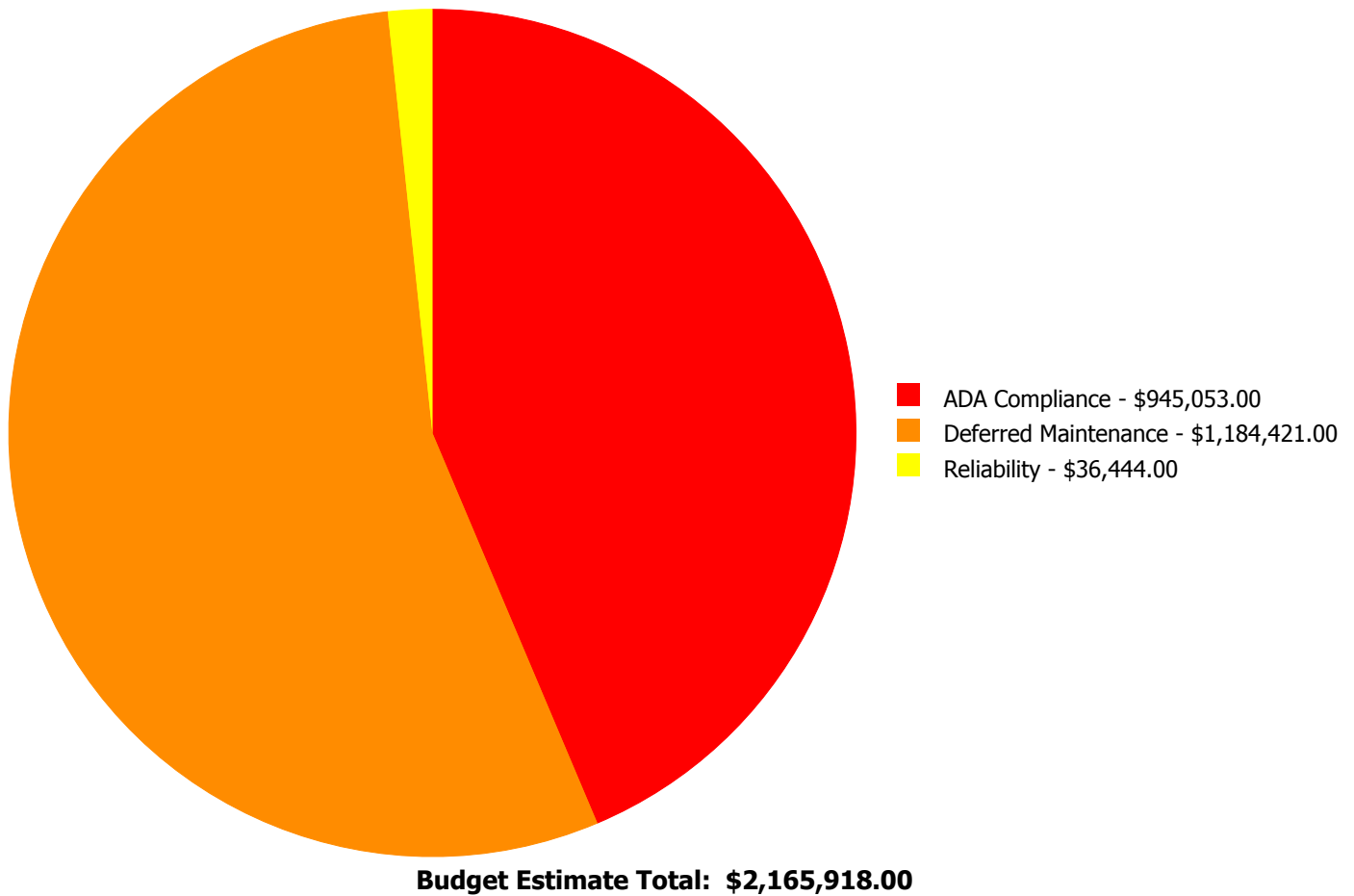
The table below shows the current investment cost grouped by deficiency priority and building system.

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	\$0.00	\$278,298.00	\$0.00	\$0.00	\$278,298.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$666,755.00	\$0.00	\$0.00	\$666,755.00
D2040	Rain Water Drainage	\$43,898.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43,898.00
D5020	Branch Wiring	\$0.00	\$0.00	\$496,960.00	\$0.00	\$0.00	\$496,960.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$125,068.00	\$0.00	\$0.00	\$125,068.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$226,945.00	\$0.00	\$0.00	\$226,945.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$0.00	\$36,444.00	\$0.00	\$36,444.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$9,939.00	\$0.00	\$0.00	\$9,939.00
E1090	Other Equipment	\$0.00	\$0.00	\$81,170.00	\$0.00	\$0.00	\$81,170.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$200,441.00	\$0.00	\$0.00	\$200,441.00
<b>Total:</b>		\$43,898.00	\$0.00	\$2,085,576.00	\$36,444.00	\$0.00	\$2,165,918.00



## 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:



## 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: D2040 - Rain Water Drainage



**Location:** Roof  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 75,297.00  
**Unit of Measure:** S.F.  
**Estimate:** \$43,898.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 09/05/2013

**Notes:** The roof drains, insulation and fittings that support the water run off from this roof are beyond expected life. Replacing the drains is recommended.

---

### Priority 3 - Necessary (Years 2-5):

#### System: C1030 - Fittings



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** ADA Compliance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 75,297.00  
**Unit of Measure:** S.F.  
**Estimate:** \$278,298.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 09/17/2015

**Notes:** Fittings, such as toilet partitions, lockers, signage and railing, are beyond their expected service life, outdated and missing in areas, and should be replaced and upgraded for compliance with ADA standards.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Restroom  
**Distress:** Beyond Expected Life  
**Category:** ADA Compliance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 75,297.00  
**Unit of Measure:** S.F.  
**Estimate:** \$666,755.00  
**Assessor Name:** Jejuan Hall  
**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.

---

**System: D5020 - Branch Wiring**



**Location:** Throughout Building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 75,297.00  
**Unit of Measure:** S.F.  
**Estimate:** \$496,960.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 12/23/2019

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

---

**System: D5030810 - Security & Detection Systems**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 75,297.00  
**Unit of Measure:** S.F.  
**Estimate:** \$125,068.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 10/09/2019

**Notes:** The security and alarm system is beyond its expected life. It needs to be upgraded or replaced

---

**System: D5030910 - Fire Alarm Systems**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 75,297.00  
**Unit of Measure:** S.F.  
**Estimate:** \$226,945.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 10/09/2019

**Notes:** The fire alarm system appears to be from original construction. There are components such as push stations, lights and alarm bells installed to support the fire life safety for this building. This system is nearing the end of its expected life and upgrades are warranted. This deficiency provides a budgetary consideration for universal upgrades to the fire alarm system.

---



**System: E1020 - Institutional Equipment**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 75,297.00  
**Unit of Measure:** S.F.  
**Estimate:** \$9,939.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 09/17/2015

**Notes:** Institutional Equipment is well maintained however is showing signs of age related to a high level of usage. This project provides a budgetary consideration for a universal upgrade to these systems.

---

**System: E1090 - Other Equipment**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 75,297.00  
**Unit of Measure:** S.F.  
**Estimate:** \$81,170.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 09/17/2015

**Notes:** The Food Service Equipment appears to be from the original construction of the school. The equipment is well maintained however is showing signs of age related to a high level of usage. This project provides a budgetary consideration for a universal upgrade to these systems.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 75,297.00  
**Unit of Measure:** S.F.  
**Estimate:** \$200,441.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 09/17/2015

**Notes:** Fixed furnishings are aged and beyond their expected life and should be scheduled for replacement.

---

**Priority 4 - Recommended (Years 6-10):**

**System: D5090 - Other Electrical Systems**

This deficiency has no image.

**Location:** Site  
**Distress:** Missing  
**Category:** Reliability  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 75,297.00  
**Unit of Measure:** S.F.  
**Estimate:** \$36,444.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 09/05/2013

**Notes:** No emergency generator, client standard required.

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## 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  $100 - \text{Total FCI}$  (without the %) where 100 is best and 0 is worst condition.

Function:

Gross Area (SF): 75,297

Year Built: 1994

Last Renovation:

Replacement Value: \$2,148,223

Repair Cost: \$58,807.00

Total FCI: 2.74 %

Total RSLI: 32.99 %

FCA Score: 97.26



### Description:

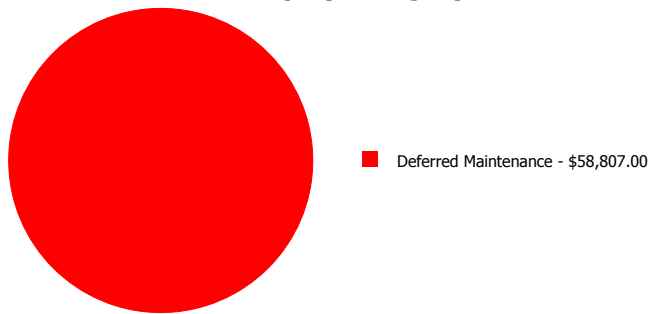
The narrative for this site is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

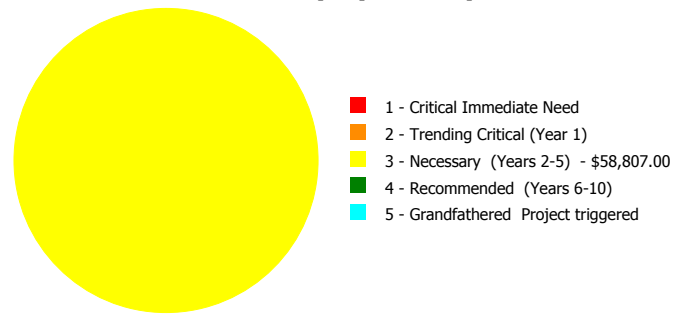
## Dashboard Summary

Function:		Gross Area:	75,297
Year Built:	1994	Last Renovation:	
Repair Cost:	\$58,807	Replacement Value:	\$2,148,223
FCI:	2.74 %	RSLI%:	32.99 %

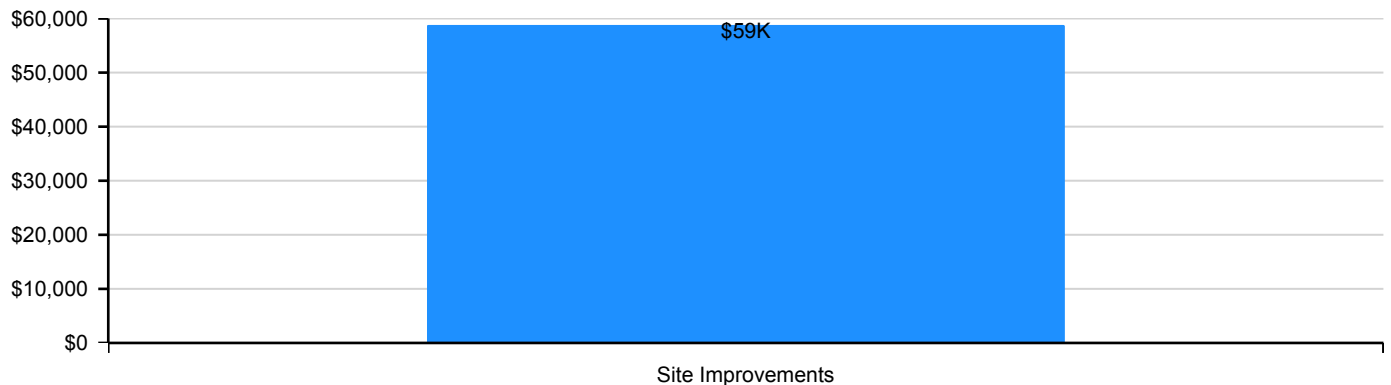
**Deficiency By Category**



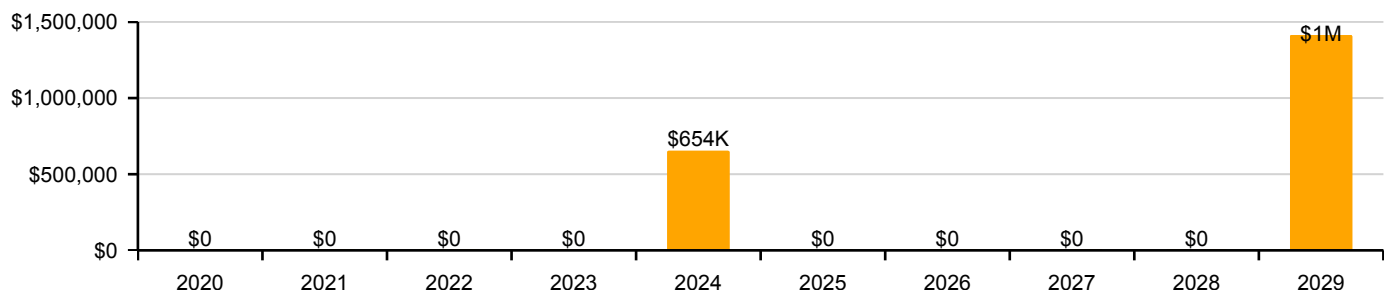
**Deficiency By Priority**



**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
G20 - Site Improvements	34.97 %	4.55 %	\$58,807.00
G30 - Site Mechanical Utilities	50.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	16.67 %	0.00 %	\$0.00
<b>Totals:</b>	<b>32.99 %</b>	<b>2.74 %</b>	<b>\$58,807.00</b>

## 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.	75,297	35	1994	2029		28.57 %	0.00 %	10			\$178,454
G2020	Parking Lots	\$8.00	S.F.	75,297	35	1994	2029		28.57 %	0.00 %	10			\$602,376
G2030	Pedestrian Paving	\$2.33	S.F.	75,297	35	1994	2029		28.57 %	0.00 %	10			\$175,442
G2040105	Fence & Guardrails	\$1.15	S.F.	75,297	30	2018	2048		96.67 %	0.00 %	29			\$86,592
G2040950	Covered Walkways	\$1.44	S.F.	75,297	25	2016	2041		88.00 %	0.00 %	22			\$108,428
G2040950	Hard Surface Play Area	\$0.71	S.F.	75,297	20	1994	2014		0.00 %	110.00 %	-5		\$58,807.00	\$53,461
G2050	Landscaping	\$1.18	S.F.	75,297	25	1994	2019		0.00 %	0.00 %	0			\$88,850
G3010	Water Supply	\$1.09	S.F.	75,297	50	1994	2044		50.00 %	0.00 %	25			\$82,074
G3020	Sanitary Sewer	\$2.20	S.F.	75,297	50	1994	2044		50.00 %	0.00 %	25			\$165,653
G3030	Storm Sewer	\$1.25	S.F.	75,297	50	1994	2044		50.00 %	0.00 %	25			\$94,121
G4010	Electrical Distribution	\$2.55	S.F.	75,297	30	1994	2024		16.67 %	0.00 %	5			\$192,007
G4020	Site Lighting	\$2.98	S.F.	75,297	30	1994	2024		16.67 %	0.00 %	5			\$224,385
G4030	Site Communication and Security	\$1.28	S.F.	75,297	30	1994	2024		16.67 %	0.00 %	5			\$96,380
<b>Total</b>									<b>32.99 %</b>	<b>2.74 %</b>			<b>\$58,807.00</b>	<b>\$2,148,223</b>

## 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.

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**System:** G2010 - Roadways



**Note:**

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**System:** G2020 - Parking Lots



**Note:**

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**System:** G2030 - Pedestrian Paving



**Note:**



## School Assessment Report - Site

**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Covered Walkways



**Note:**

**System:** G2040950 - Hard Surface Play Area



**Note:**



## School Assessment Report - Site

**System:** G2050 - Landscaping



**Note:**

**System:** G3010 - Water Supply



**Note:**

**System:** G3020 - Sanitary Sewer



**Note:**



## School Assessment Report - Site

**System:** G3030 - Storm Sewer



**Note:**

**System:** G4010 - Electrical Distribution



**Note:**

**System:** G4020 - Site Lighting



**Note:**



## School Assessment Report - Site

**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.

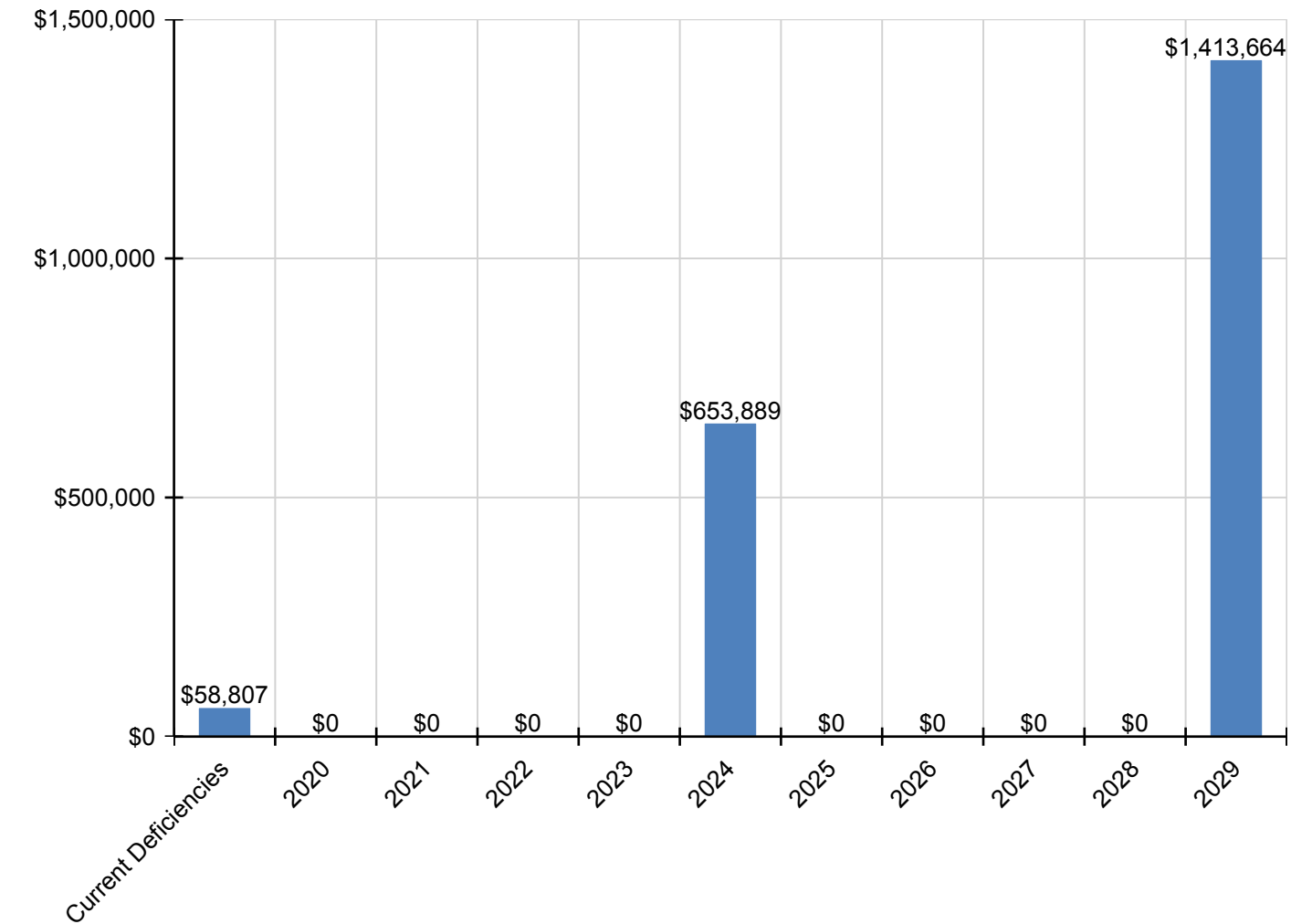
*Inflation Rate: 3%*

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
<b>Total:</b>	<b>\$58,807</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$653,889</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,413,664</b>	<b>\$2,126,360</b>
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	\$263,809	\$263,809
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$890,498	\$890,498
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$259,357	\$259,357
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Hard Surface Play Area	\$58,807	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,807
G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$244,848	\$0	\$0	\$0	\$0	\$0	\$244,848
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$286,137	\$0	\$0	\$0	\$0	\$0	\$286,137
G4030 - Site Communication and Security	\$0	\$0	\$0	\$0	\$0	\$122,904	\$0	\$0	\$0	\$0	\$0	\$122,904

*\* Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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

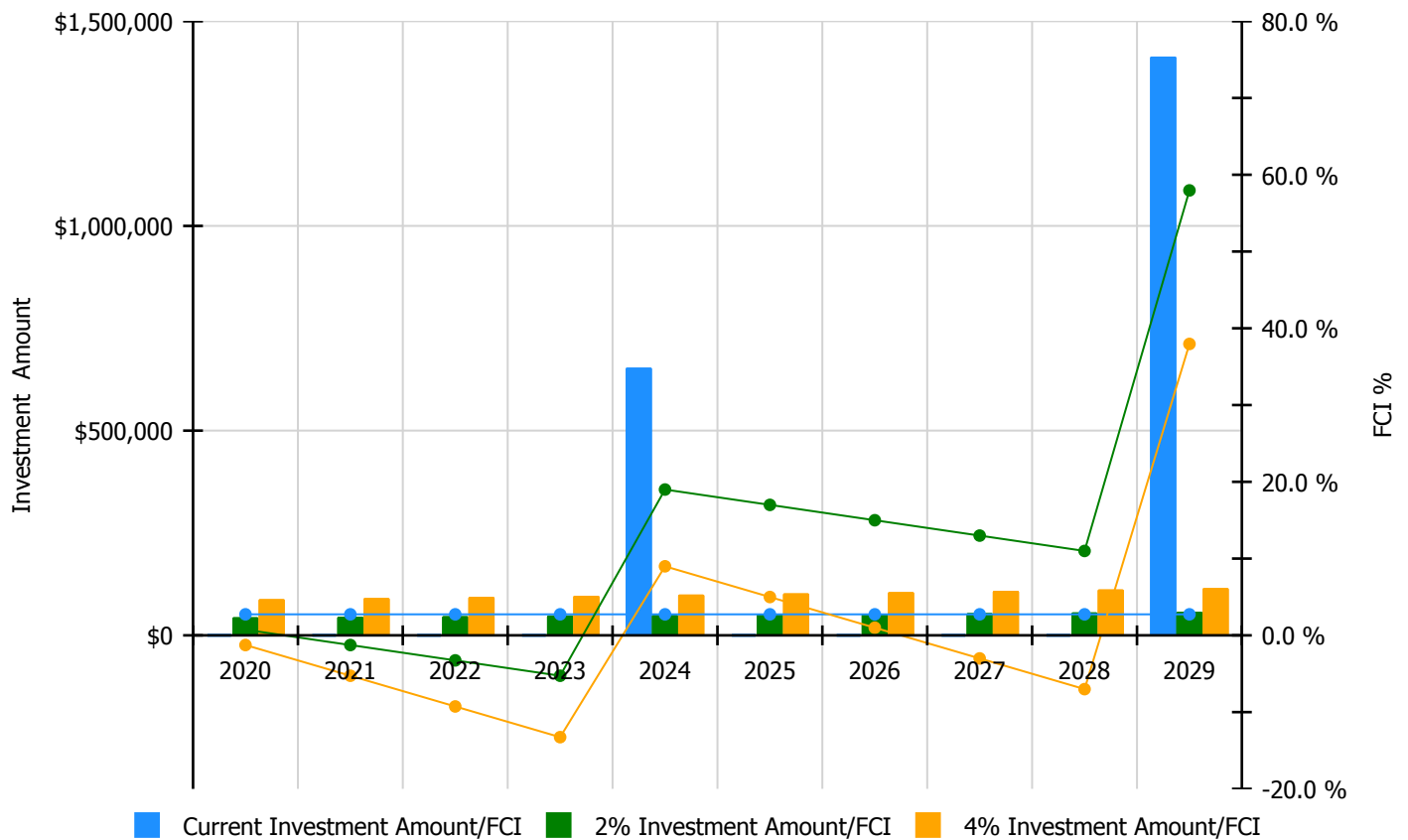


## Condition Index Forecast by Investment Scenario

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

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

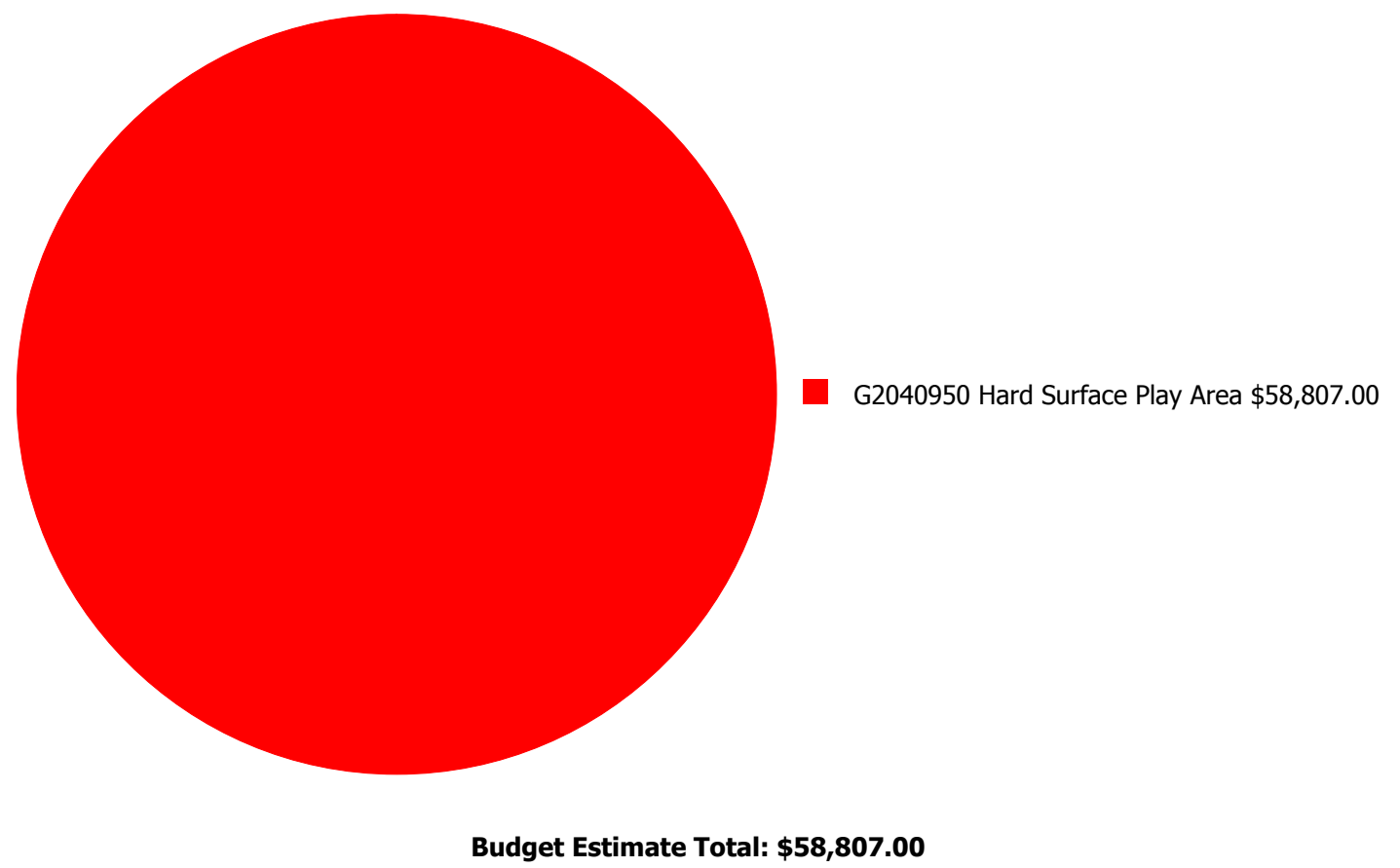
### Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 2.74%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$44,253.00	0.74 %	\$88,507.00	-1.26 %
2021	\$0	\$45,581.00	-1.26 %	\$91,162.00	-5.26 %
2022	\$0	\$46,948.00	-3.26 %	\$93,897.00	-9.26 %
2023	\$0	\$48,357.00	-5.26 %	\$96,714.00	-13.26 %
2024	\$653,889	\$49,808.00	18.99 %	\$99,615.00	8.99 %
2025	\$0	\$51,302.00	16.99 %	\$102,604.00	4.99 %
2026	\$0	\$52,841.00	14.99 %	\$105,682.00	0.99 %
2027	\$0	\$54,426.00	12.99 %	\$108,852.00	-3.01 %
2028	\$0	\$56,059.00	10.99 %	\$112,118.00	-7.01 %
2029	\$1,413,664	\$57,741.00	57.96 %	\$115,481.00	37.96 %
<b>Total:</b>	<b>\$2,067,553</b>	<b>\$507,316.00</b>		<b>\$1,014,632.00</b>	

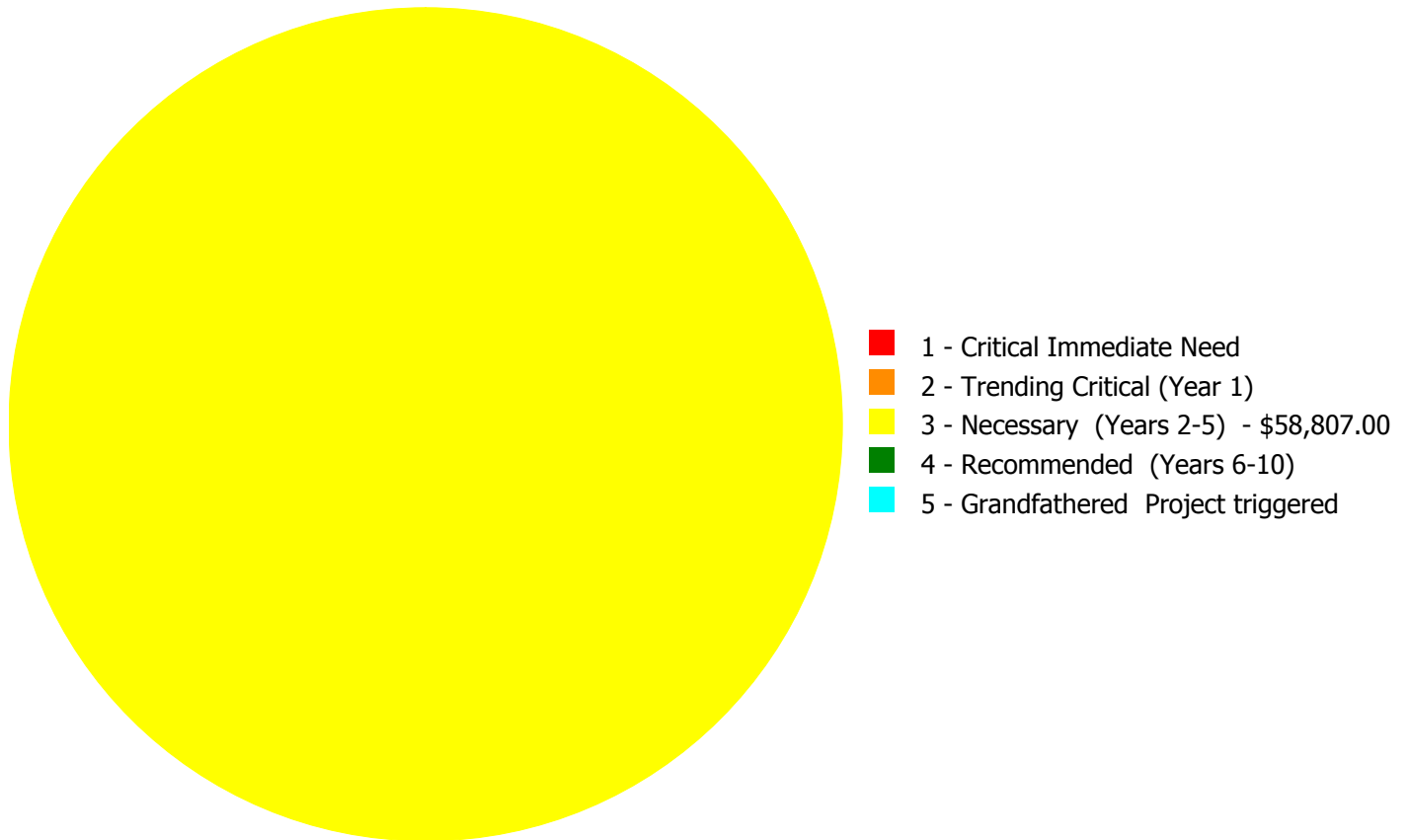
Deficiency Summary by System

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.



## 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: \$58,807.00**

## Deficiency By Priority Investment Table

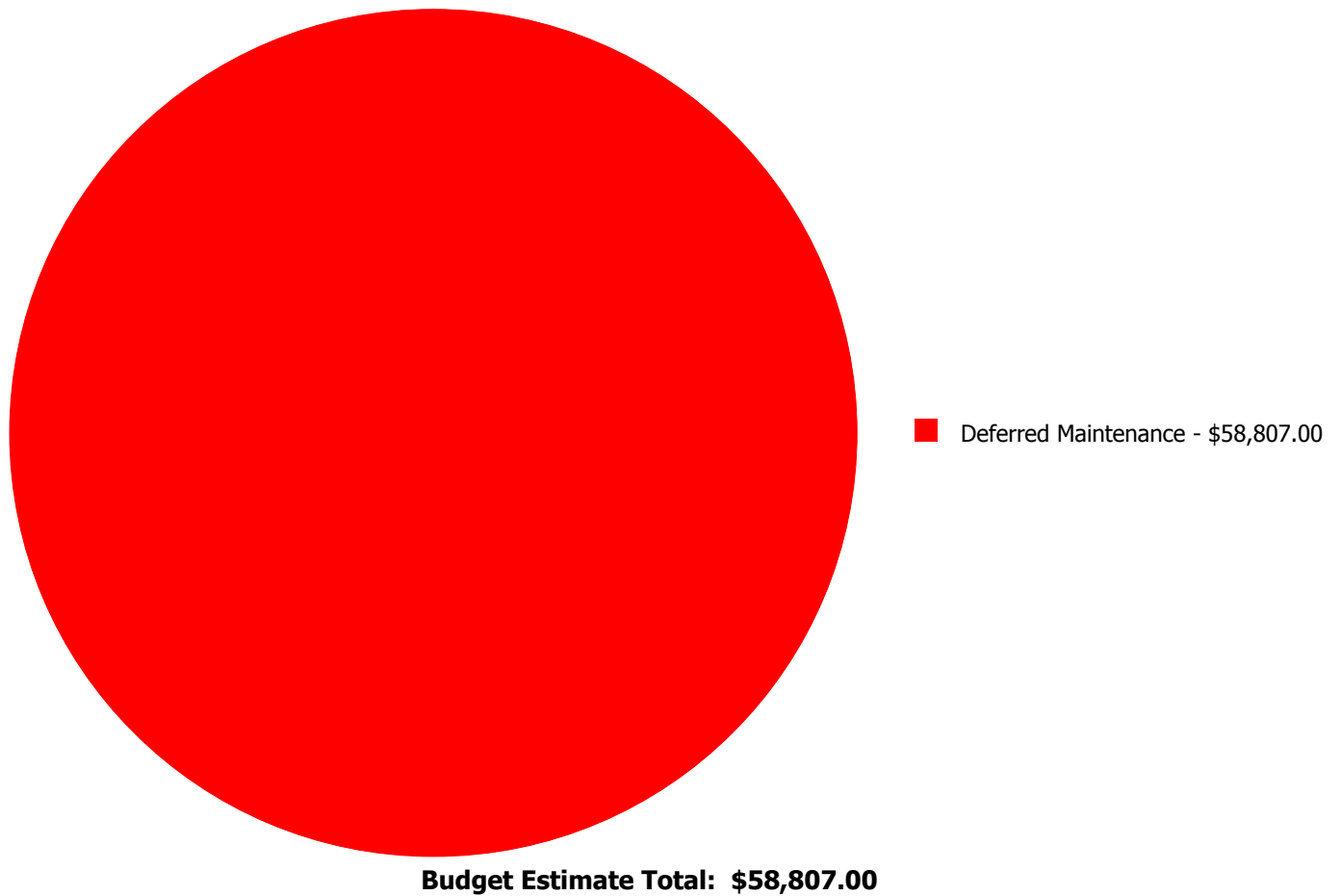
The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$58,807.00	\$0.00	\$0.00	\$58,807.00
	<b>Total:</b>	\$0.00	\$0.00	\$58,807.00	\$0.00	\$0.00	\$58,807.00



## 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:



## Deficiency Details by Priority

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

### Priority 3 - Necessary (Years 2-5):

#### System: G2040950 - Hard Surface Play Area



**Location:** Site  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 75,297.00  
**Unit of Measure:** S.F.  
**Estimate:** \$58,807.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 10/09/2019

**Notes:** The Hard Surfaces Play Area is beyond its expected life. Upgrading then area is recommended

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## 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.

## School Assessment Report - Perkerson Elementary School

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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.

## School Assessment Report - Perkerson Elementary School

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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.



## School Assessment Report - Perkerson Elementary School

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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.

## School Assessment Report - Perkerson Elementary School

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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.



## Suitability Report - Full

Project #: 12382	County: Atlanta Public Schools	Site #: 0296
Project: APS Assessments 2019	Region: 761	Site: Perkerson ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 9.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - ES</b>				
<b>Learning Environment</b>				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Excel	1.50	1.50	100.00
<b>General Classrooms</b>				
Environment	Fair	3.02	4.65	65.00
Size	Excel	11.63	11.63	100.00
Location	Good	2.79	3.49	80.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
<b>Kindergarten</b>				
Environment	Fair	0.27	0.42	65.00
Size	Excel	1.04	1.04	100.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
<b>ECE</b>				
Environment	Fair	0.32	0.50	65.00
Size	Excel	1.25	1.25	100.00
Location	Good	0.30	0.37	80.00
Storage/Fixed Equip	Good	0.30	0.37	80.00
<b>Self-Contained Special Ed</b>				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
<b>Instructional Resource Rooms</b>				
Environment	Fair	0.47	0.72	65.00
Size	Excel	1.80	1.80	100.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
<b>Science</b>				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
<b>Music</b>				
Environment	Fair	0.48	0.74	65.00

Project #: 12382

County: Atlanta Public Schools

Site #: 0296

Project: APS Assessments 2019

Region: 761

Site: Perkerson ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 9.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Fair	0.36	0.56	65.00
<b>Art</b>				
Environment	Good	0.37	0.47	80.00
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
<b>Maker Space</b>				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
<b>Computer Labs</b>				
Environment	Fair	0.22	0.34	65.00
Size	Good	0.68	0.85	80.00
Location	Good	0.20	0.26	80.00
Storage/Fixed Equip	Fair	0.17	0.26	65.00
<b>P.E.</b>				
Environment	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
<b>Performing Arts</b>				
Environment	Excel	0.60	0.60	100.00
Size	Excel	1.51	1.51	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Excel	0.45	0.45	100.00
<b>Media Center</b>				
Environment	Excel	0.97	0.97	100.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Excel	0.73	0.73	100.00
<b>Restrooms (Student)</b>	Excel	0.89	0.89	100.00
<b>Administration</b>	Excel	2.56	2.56	100.00
<b>Counseling</b>	Excel	0.29	0.29	100.00
<b>Clinic</b>	Excel	0.58	0.58	100.00
<b>Staff WkRm/Toilets</b>	Excel	1.27	1.27	100.00
<b>Cafeteria</b>	Good	4.00	5.00	80.00
<b>Food Service and Prep</b>	Excel	6.20	6.20	100.00
<b>Custodial and Maintenance</b>	Excel	0.50	0.50	100.00
<b>Outside</b>				
Vehicular Traffic	Poor	1.00	2.00	50.00
Pedestrian Traffic	Unsat	0.00	0.97	0.00
Parking	Good	0.65	0.81	80.00
Play Areas	Fair	1.52	2.34	65.00

Project #: 12382

County: Atlanta Public Schools

Site #: 0296

Project: APS Assessments 2019

Region: 761

Site: Perkerson ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 9.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Safety and Security</b>				
Fencing	Excel	0.75	0.75	100.00
Signage & Way Finding	Fair	0.65	1.00	65.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Excel	0.50	0.50	100.00
<b>Total For Site:</b>		<b>81.82</b>	<b>93.85</b>	<b>87.18</b>

Comments

## Suitability - ES

Perkerson Elementary School is located at 2040 Brewer Blvd SW. It is a neighborhood school serving students in grades PreK - 5. The building is a one-story brick structure with a flat roof. There are a number of outdoor and courtyard learning spaces, all of which are fenced in. Indoor spaces allow for flexible learning opportunities and ease of movement. The building hosts a dual language immersion program. The building was originally built in 1994, with a remodel of the media center in 2018.

## Suitability - ES-&gt;General Classrooms--&gt;Environment

Rooms 701 to 702 are always too hot or too cold. The classrooms do not have enough windows to provide adequate natural lighting. Some of the classrooms are irregularly shaped which inhibits a flexible learning environment.

## Suitability - ES-&gt;General Classrooms--&gt;Storage/Fixed Equip

Storage for teaching materials is located in the hallway of each wing.

## Suitability - ES-&gt;Kindergarten--&gt;Environment

The rooms are often too hot or too cold. The classrooms do not have enough windows to provide adequate natural lighting. Some of the classrooms are irregularly shaped which inhibits a flexible learning environment.

## Suitability - ES-&gt;ECE--&gt;Environment

The ECE classroom is often too hot or too cold. The classroom does have enough windows to provide adequate natural lighting. The room is irregularly shaped which inhibits a flexible learning environment.

## Suitability - ES-&gt;ECE--&gt;Location

There is no access to a separate age-appropriate play area.

## Suitability - ES-&gt;Self-Contained Special Ed

There is no self-contained program in this school.

## Suitability - ES-&gt;Instructional Resource Rooms--&gt;Environment

The rooms are often too hot or too cold. The rooms do not have enough windows to provide adequate natural lighting. Some of the rooms are irregularly shaped which inhibits a flexible learning environment.

## Suitability - ES-&gt;Science

There are no dedicated science rooms in the school.

## Suitability - ES-&gt;Music--&gt;Environment

There is sound reverberation in the music room. There is inadequate natural lighting in the music room.

## Suitability - ES-&gt;Music--&gt;Storage/Fixed Equip

The acoustic treatment in the room consists of slots in the CMU wall, which do not effectively mitigate sound reverberation. There is no sink or drinking fountain in the room. The room does not have high ceilings or 42" door clearance.

## Suitability - ES-&gt;Art--&gt;Size

The art classroom is 89% of the size standard.

Project #: 12382

County: Atlanta Public Schools

Site #: 0296

Project: APS Assessments 2019

Region: 761

Site: Perkerson ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 9.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES->Computer Labs-->Environment The computer labs are located on an exterior wall with non-shuttered windows. The computer labs are irregularly shaped.				
Suitability - ES->Computer Labs-->Size The computer labs are 80% of the size requirement.				
Suitability - ES->Computer Labs-->Storage/Fixed Equip There is no motion-sensor lighting. There are no security cameras to properly monitor equipment.				
Suitability - ES->P.E.-->Storage/Fixed Equip There are no safety pads along the walls in the gym.				
Suitability - ES->Cafeteria There is no out-of-sight storage for tables.				
Suitability - ES->Outside-->Vehicular Traffic There is no separation between parent traffic and bus traffic.				
Suitability - ES->Outside-->Pedestrian Traffic There is no separation between pedestrian traffic and vehicular traffic when school is let out.				
Suitability - ES->Outside-->Parking There are no designated visitor parking spaces.				
Suitability - ES->Outside-->Play Areas The playground surface is not ADA compliant. The play equipment is not ADA compliant.				
Suitability - ES->Safety and Security-->Signage & Way Finding There is inadequate exterior wayfinding signage. None of the required entrance signs are present.				