

School Assessment Report



School: Peterson (Adult Education)

Report: Nov 17, 2015

Condition Assessment:

Suitability Assessment:

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The following reference documents may be viewed at the Atlanta Public Schools eCOMET Feedback website under 'Support' tab:

- eCOMET Glossary
- UNIFORMAT Definitions
- Suitability Criteria Score Description Text

Executive Summary

School Name: Peterson (Adult Education)

Number of Buildings:	2
Gross Area (SF):	50,575
Replacement Value:	\$11,062,293
Condition Budget:	\$8,613,482
Total FCI:	77.86%
Suitability Budget:	\$554,663
Total RSLI:	3%
Total APSFI:	83.16%
Condition Score:	22.14
Suitability Score:	64.19
School Score:	36.85



Summary:

The Adult Education (Peterson) consists of (1) main building located at 1757 Mary Dell Drive SE, in Atlanta, GA. The original campus was constructed in 1959 and shares this facility with 761-0004 Support. An addition to the main building was constructed in 1994. The school campus and site is poorly maintained in poor overall condition.

Roof covering was installed in 1979 and has 5 main sections including some smaller sections. Roofing is typically low slope with built-up system in deteriorated condition and should be replaced with a few reported leaks and pitched roofing with standing seam metal panel system installed in 1994 in good condition with no reported leaks.

Domestic water and sanitary waste systems were installed in 1989 and have reached the end of life expectancy. The systems in the 1994 Building section are in good condition.

HVAC systems were installed in different dates throughout 1959 and have reached the end of life expectancy.

Electrical service and lighting were installed in 1959 and have reached the end of life expectancy. The systems in the 1994 Building section are in good condition.

This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Condition Budget Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. 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 useful life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

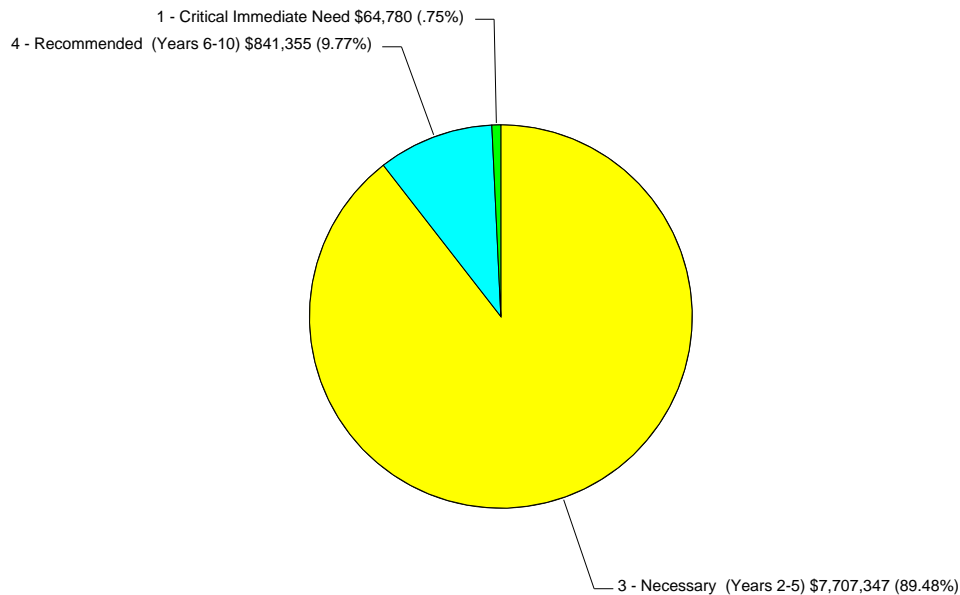
Following are the cost model's system details for this facility. The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new system) to 0.00% (system expired). The System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium, the additional costs to prepare for the system's renewal such as demolition costs. 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.

Current Investment Requirement and Condition by Unifomat Classification

Unifomat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	13%	0.00%	\$0
B30 Roofing	0%	110.00%	\$903,363
C10 Interior Construction	37%	38.87%	\$247,057
C30 Interior Finishes	0%	110.00%	\$1,403,443
D20 Plumbing	3%	97.54%	\$484,778
D30 HVAC	0%	110.00%	\$2,486,488
D40 Fire Protection	1%	107.34%	\$244,598
D50 Electrical	0%	110.00%	\$1,147,455
E10 Equipment	0%	110.00%	\$23,122
E20 Furnishings	0%	110.00%	\$109,110
G20 Site Improvements	0%	110.00%	\$985,370
G30 Site Mechanical Utilities	0%	110.00%	\$231,047
G40 Site Electrical Utilities	0%	110.00%	\$347,650
		Total:	\$8,613,482

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
1959 Bldg 201A	29,746	76.1%	\$0	\$0	\$4,034,691	\$297,607	\$0	\$4,332,299
1994 Bldg 201B_202B	20,829	68.8%	\$0	\$0	\$2,600,913	\$116,202	\$0	\$2,717,116
Site		100%	\$64,780	\$0	\$1,071,742	\$427,545	\$0	\$1,564,067
Total:	50,575	77.9%	\$64,780	\$0	\$7,707,347	\$841,355	\$0	\$8,613,482



School Condition Budget: \$8,613,482

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$8,613,480									\$820,665	\$374,240	\$9,808,385
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$903,363									\$739,828		\$1,643,191
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure										\$739,828		\$739,828
Exterior Walls												
Exterior Windows										\$682,098		\$682,098
Exterior Doors										\$57,730		\$57,730
Roofing	\$903,363											\$903,363
Roof Coverings	\$886,429											\$886,429
Roof Openings	\$16,934											\$16,934
Interiors	\$1,650,499										\$374,240	\$2,024,739
Interior Construction	\$247,057											\$247,057
Partitions												
Interior Doors	\$86,207											\$86,207
Fittings	\$160,850											\$160,850
Stairs												
Stair Construction												
Interior Finishes	\$1,403,442										\$374,240	\$1,777,682
Wall Finishes	\$278,469										\$374,240	\$652,709
Floor Finishes	\$606,223											\$606,223
Ceiling Finishes	\$518,750											\$518,750
Services	\$4,363,318									\$80,837		\$4,444,155
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$484,778									\$80,837		\$565,615
Plumbing Fixtures	\$386,140											\$386,140
Domestic Water Distribution	\$22,014									\$22,433		\$44,447
Sanitary Waste	\$57,574									\$58,404		\$115,978
Rain Water Drainage												
Other Plumbing Systems	\$19,050											\$19,050
HVAC	\$2,486,488											\$2,486,488
Energy Supply												
Heat Generating Systems	\$126,155											\$126,155
Cooling Generating Systems	\$212,940											\$212,940
Distribution Systems	\$326,818											\$326,818
Terminal & Package Units	\$1,651,639											\$1,651,639
Controls & Instrumentation	\$132,185											\$132,185
Systems Testing & Balance	\$36,751											\$36,751
Other HVAC Systems/Equip												
Fire Protection	\$244,598											\$244,598
Sprinklers	\$244,598											\$244,598
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$1,147,454											\$1,147,454
Electrical Service/Distribution	\$145,141											\$145,141
Lighting and Branch Wiring	\$728,036											\$728,036
Communications and Security	\$253,235											\$253,235
Other Electrical Systems	\$21,042											\$21,042
Equipment & Furnishings	\$132,232											\$132,232
Equipment	\$23,122											\$23,122
Institutional Equipment	\$2,668											\$2,668
Vehicular Equipment												
Other Equipment	\$20,454											\$20,454
Furnishings	\$109,110											\$109,110
Fixed Furnishings	\$109,110											\$109,110
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												
Building Sitework	\$1,564,068											\$1,564,068
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements	\$985,370											\$985,370
Roadways	\$128,839											\$128,839
Parking Lots	\$429,705											\$429,705
Pedestrian Paving	\$117,323											\$117,323
Site Development	\$251,201											\$251,201
Landscaping	\$58,302											\$58,302
Site Mechanical Utilities	\$231,048											\$231,048
Water Supply	\$54,703											\$54,703
Sanitary Sewer	\$111,565											\$111,565
Storm Sewer	\$64,780											\$64,780
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities	\$347,650											\$347,650
Electrical Distribution	\$136,757											\$136,757
Site Lighting	\$144,674											\$144,674
Site Communication and Security	\$66,219											\$66,219
Other Site Electrical Utilities												

Suitability Summary

The educational suitability assessment of a school facility is a measure of how well the building(s) and grounds support and enhance the educational programs being offered. The assessment evaluates multiple systems or categories. Some of these are school-wide, like learning environment, while others are focused on specific space types such as art rooms. Some systems or categories are found in all types of schools, such as general classrooms, while others are specific to certain grade configurations, like preschool classrooms. Each school receives an educational suitability score based on a 100 point scale developed as a percentage of possible points for all scored suitability categories.

The educational suitability assessment team evaluated the adequacy of the specific space types in each school model, e.g., general classrooms, science rooms, support spaces, etc. The possible score for each space type was weighted based on that space type's proportion of the total area of the school model. Consequently, general classrooms in an elementary school receive more possible points than general classrooms in a high school, since they represent a greater proportion of the total space.

Suitability Scoring

The suitability scoring system includes additional educational suitability categories that cannot always be weighted based on simple square footage. Some examples of these categories include ease of supervision, learning environment, pedestrian traffic, and others. The weightings of these categories were determined through field work by experienced educators and architects and reflect each category's relative importance in that particular model. The points assigned a specific educational suitability category in one model may differ from another model. A comparison of the points assigned to a specific educational suitability category across models is not appropriate because the size and proportion of spaces will be different based on the type of school. For example, an auditorium is typical at a high school, but elementary and middle schools may have multi-purpose spaces (e.g., "cafegymtoriums"). The points assigned to these spaces are likely to be different.

Another aspect of the suitability scoring system is that the weights assigned to the categories are expressed in numbers to two decimal points. This is due to several factors. Using a 100 point scale to review numerous educational suitability systems and categories, many of the point assignments are a fraction of a whole number. Expanding point assignments to two decimals allows the system to reflect the original logic of basing the suitability scoring on square footage and relative importance, and facilitates consistent sums when adding to arrive at a total suitability score.

Suitability Budget

The budget for correcting educational suitability deficiencies is intended to be used as an estimate for correcting the overall educational suitability needs of a facility and not as a means to develop cost estimates for individual deficiencies. Experience has shown that it is difficult to calculate the cost of correcting items such as classrooms that are sized incorrectly, spaces with inappropriate adjacencies, lack of a variety of teaching and learning spaces, etc. The remediation of these deficiencies can take a variety of forms and requires a design study before accurate cost calculations can be made. A budget was developed for suitability improvements based on the overall suitability score of a particular school and team experience in correcting the overall deficiencies based on that score. Suitability Budget needs for each facility are included in the report and should be used as a starting place for long range planning.

Much like a facility condition index, the inverse of the suitability score is a measure of the value of the building which should be reinvested to remediate the deficiencies. The Atlanta Public School Facilities Inventory (APSFI) includes a model which is adequate to develop budget projections for remediating educational suitability deficiencies. The model is as follows:

$$\text{Atlanta Suitability Index} = (1.0 - \text{Suitability Score (\%)})$$

$$\text{APSFI} \times .35 \times \text{School Current Replacement Value (CRV)} = \text{Total Suitability Budget Needs}$$

The APSFI budget projection of 35% of the Current Replacement Value is based on several factors:

First, the remediation of educational suitability deficiencies may be accomplished in a number of ways. For instance, remediating a classroom which does not meet the size standard for a given number of students can be "fixed" by, on one extreme, lowering the class size which costs no capital dollars, and on the other extreme, by building a new classroom, which would cost 100% of the replacement cost. Most often, the solution is to carve out some additional space, or combine three classrooms into two by removing the internal walls. Consequently, the cost of remediation is most often less than 100% of the replacement cost and our experience has shown that the 35% factor is an effective planning parameter.

Second, the fact that these deficiencies are typically remediated along with building condition deficiencies and often overlap in scope of work and cost. Budgets for both assessments at 100% of the replacement cost would likely result in excessive budgets.

The report below provides information about the Educational Suitability of this school, based on the Criteria in Appendix 1. Each area was scored 1 through 5, or "NA" with 1 being the high score. Items are scored "NA" if they are not appropriate to that school program (e.g., football fields at an elementary school or preschool at a high school) or are not needed at a school (e.g., no computer lab at a school where every student has a laptop). All scores are shown. However, the suitability deficiency budget reflects only the deficiencies identified with scores of 2 or lower.

Suitability Narrative:

Gartha B. Peterson Elementary School is currently used to house an adult education (GED) program and to store excess furniture and equipment. The adult education portion is located at the front of the building, including nine general classrooms, the cafeteria, and the auditorium. The district uses the rest of the building for storage.

Adult Education (Peterson)

Suitability Category Scoring Summary

Task No	Task Description	Score
4845	Support Spaces	70.21
4846	Learning Environment	57.06
4851	General Classrooms	93.00
4856	Kindergarten	88.50
4861	Pre-K	0.00
4866	Self-Contained Special Ed	0.00
4867	Instructional Resource Rooms	0.00
4868	Science	0.00
4869	Music	0.00
4870	Art	0.00
4892	Computer Labs	90.00
4893	P.E.	93.00
4894	Performing Arts	90.75
4895	Media Center	0.00
4924	Outside	40.16
4925	Safety and Security	78.57

Adult Education (Peterson) Suitability Budget Total: \$554,663

Support

Suitability Category Scoring Summary

Task No	Task Description	Score
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Support Suitability Budget Total: \$0

Combined School Suitability Budget Total: \$554,663

Buildings

Building Name: 1959 Bldg 201A

Year Built:	1959
Gross Area (SF):	29,746
Replacement Value:	\$5,690,832
Repair Cost:	\$4,332,299
Total FCI:	76.13%
Total RSLI:	2%

The superstructure is concrete frame. Floor construction is concrete slab on grade. Roof construction is concrete pan joist with lightweight concrete fill. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with mostly fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope with built-up and is fair condition with one reported leak.



Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	13%	0.00%	\$0
B30 Roofing	0%	110.00%	\$515,627
C10 Interior Construction	22%	49.45%	\$176,802
C30 Interior Finishes	0%	110.00%	\$789,527
D20 Plumbing	0%	110.00%	\$315,811
D30 HVAC	0%	110.00%	\$1,689,970
D40 Fire Protection	1%	107.36%	\$137,585
D50 Electrical	0%	110.00%	\$645,592
E20 Furnishings	0%	110.00%	\$61,384
		Total:	\$4,332,299

Building Condition Budget Detail

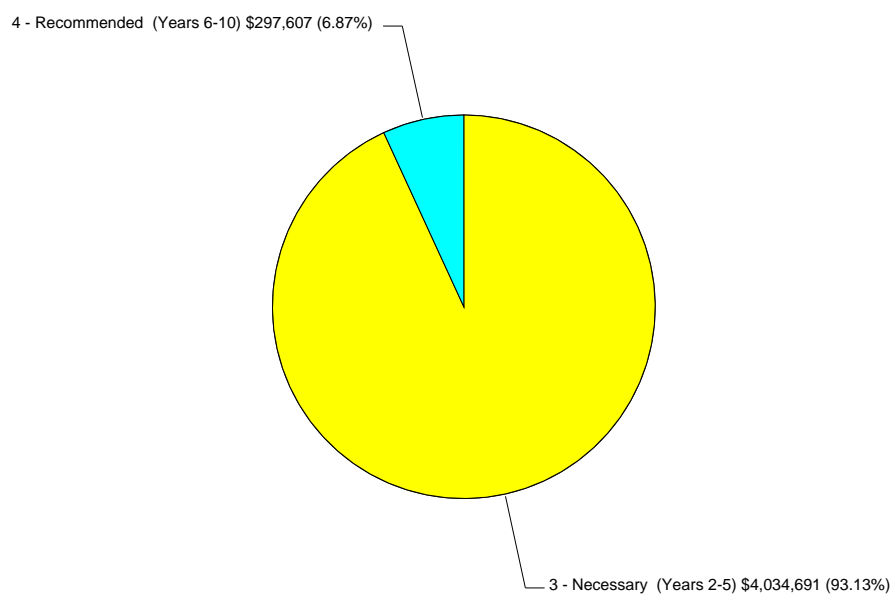
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.64	100	1959	2059	\$217,058	-	0.00%	\$0
A1020	Special Foundations	\$0.27	100	1959	2059	\$10,391	-	0.00%	\$0
A1030	Slab on Grade	\$4.87	100	1959	2059	\$187,424	-	0.00%	\$0
A2010	Basement Excavation	\$0.18	100	1959	2059	\$6,927	-	0.00%	\$0
A2020	Basement Walls	\$1.78	100	1959	2059	\$68,504	-	0.00%	\$0
B1020	Roof Construction	\$9.48	100	1959	2059	\$364,841	-	0.00%	\$0
B2010	Exterior Walls	\$10.58	100	1959	2059	\$407,175	-	0.00%	\$0
B2020	Exterior Windows	\$6.95	30	1994	2024	\$267,473	30%	0.00%	\$0
B2030	Exterior Doors	\$0.59	30	1994	2024	\$22,706	30%	0.00%	\$0
B3010	Roof Coverings	\$11.78	20	1979	1999	\$453,358	0%	110%	\$498,693
B3020	Roof Openings	\$0.40	30			\$15,394	0%	110%	\$16,934
C1010	Partitions	\$4.35	100	1959	2059	\$167,411	44%	0.00%	\$0
C1020	Interior Doors	\$2.80	40	1959	1999	\$107,759	0%	80.00%	\$86,207
C1030	Fittings	\$2.14	20	1959	1979	\$82,359	0%	110%	\$90,595
C3010	Wall Finishes	\$3.70	10	1994	2004	\$142,396	0%	110%	\$156,635
C3020	Floor Finishes	\$8.06	20	1994	2014	\$310,192	0%	110%	\$341,211
C3030	Ceiling Finishes	\$6.89	20	1993	2013	\$265,164	0%	110%	\$291,681
D2010	Plumbing Fixtures	\$5.13	20	1994	2014	\$197,430	0%	110%	\$217,173
D2020	Domestic Water Distribution	\$0.52	30	1959	1989	\$20,012	0%	110%	\$22,014
D2030	Sanitary Waste	\$1.36	30	1959	1989	\$52,340	0%	110%	\$57,574
D2090	Other Plumbing Systems	\$0.45	20	1993	2013	\$17,318	0%	110%	\$19,050
D3020	Heat Generating Systems	\$2.98	20			\$114,686	0%	110%	\$126,155
D3030	Cooling Generating Systems	\$5.03	20	1975	1995	\$193,581	0%	110%	\$212,940
D3040	Distribution Systems	\$7.72	20	1959	1979	\$297,107	0%	110%	\$326,818
D3050	Terminal & Package Units	\$21.95	15	1994	2009	\$844,754	0%	110%	\$929,229
D3060	Controls & Instrumentation	\$1.75	15	1993	2008	\$67,349	0%	110%	\$74,084
D3070	Systems Testing & Balance	\$0.49	15	1983	1998	\$18,858	0%	110%	\$20,744
D4010	Sprinklers	\$3.25	30			\$125,077	0%	110%	\$137,585
D4030	Fire Protection Specialties	\$0.08	15	2012	2027	\$3,079	80%	0.00%	\$0
	Electrical								
D5010	Service/Distribution	\$1.93	20	1959	1979	\$74,277	0%	110%	\$81,704
D5020	Lighting and Branch Wiring	\$9.67	20	1959	1979	\$372,154	0%	110%	\$409,369
	Communications and Security								
D5030	Communications and Security	\$3.37	15	1993	2008	\$129,696	0%	110%	\$142,665
D5090	Other Electrical Systems	\$0.28	15			\$10,776	0%	110%	\$11,853
E2010	Fixed Furnishings	\$1.45	20	1959	1979	\$55,804	0%	110%	\$61,384
Total		\$149.30				\$5,690,832	4%	76.13%	\$4,332,299

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$4,332,297									\$416,480	\$210,505	\$4,959,282
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$515,627									\$416,480		\$932,107
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure										\$416,480		\$416,480
Exterior Walls												
Exterior Windows										\$383,891		\$383,891
Exterior Doors										\$32,589		\$32,589
Roofing	\$515,627											\$515,627
Roof Coverings	\$498,693											\$498,693
Roof Openings	\$16,934											\$16,934
Interiors	\$966,329										\$210,505	\$1,176,834
Interior Construction	\$176,802											\$176,802
Partitions												
Interior Doors	\$86,207											\$86,207
Fittings	\$90,595											\$90,595
Stairs												
Stair Construction												
Interior Finishes	\$789,527										\$210,505	\$1,000,032
Wall Finishes	\$156,635										\$210,505	\$367,140
Floor Finishes	\$341,211											\$341,211
Ceiling Finishes	\$291,681											\$291,681
Services	\$2,788,957											\$2,788,957
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$315,811											\$315,811
Plumbing Fixtures	\$217,173											\$217,173
Domestic Water Distribution	\$22,014											\$22,014
Sanitary Waste	\$57,574											\$57,574
Rain Water Drainage												
Other Plumbing Systems	\$19,050											\$19,050
HVAC	\$1,689,970											\$1,689,970
Energy Supply												
Heat Generating Systems	\$126,155											\$126,155
Cooling Generating Systems	\$212,940											\$212,940
Distribution Systems	\$326,818											\$326,818
Terminal & Package Units	\$929,229											\$929,229
Controls & Instrumentation	\$74,084											\$74,084
Systems Testing & Balance	\$20,744											\$20,744
Other HVAC Systems/Equip												
Fire Protection	\$137,585											\$137,585
Sprinklers	\$137,585											\$137,585
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$645,591											\$645,591
Electrical Service/Distribution	\$81,704											\$81,704
Lighting and Branch Wiring	\$409,369											\$409,369
Communications and Security	\$142,665											\$142,665
Other Electrical Systems	\$11,853											\$11,853
Equipment & Furnishings	\$61,384											\$61,384
Equipment												
Institutional Equipment												
Vehicular Equipment												
Other Equipment												
Furnishings	\$61,384											\$61,384
Fixed Furnishings	\$61,384											\$61,384
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

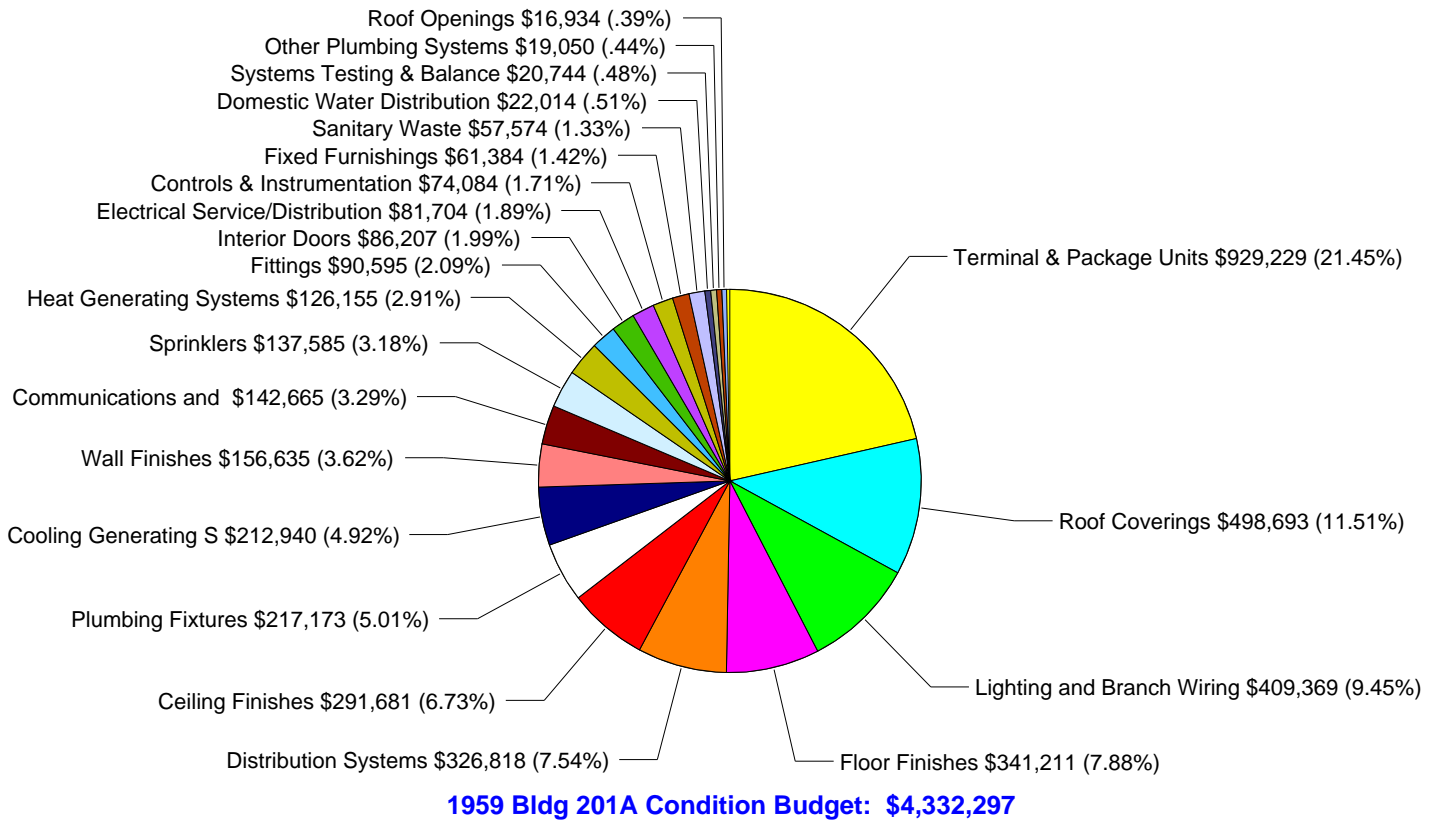
Deficiencies by Priority:



1959 Bldg 201A Condition Budget: \$4,332,299

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



Building Condition Deficiencies Narrative

System: B3010 - Roof Coverings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1979. It has a 20-year service life which expired in 1999.

Recomm.: The system should be replaced.



Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Notes: No access to sloped roof
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$498,693

System: B3020 - Roof Openings

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Missing
Category: Safety
Priority: 3 - Necessary (Years 2-5)
Notes: There is no internal access to roofing system.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$16,934

System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 40-year service life which expired in 1999.

Recomm.: The system should be replaced.



Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$86,207

System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 20-year service life which expired in 1979.

Recomm.: The system should be replaced.



Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$90,595

System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 10-year service life which expired in 2004.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$156,635

System: C3020 - Floor Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$341,211

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1993. It has a 20-year service life which expired in 2013.

Recomm.: The system should be replaced.



Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$291,681

System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$217,173

System: D2020 - Domestic Water Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 30-year service life which expired in 1989.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$22,014

System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 30-year service life which expired in 1989.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$57,574

System: D2090 - Other Plumbing Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1993. It has a 20-year service life which expired in 2013.

Recomm.: The system should be replaced.



Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$19,050

System: D3020 - Heat Generating Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Missing
Category: Facility Integrity
Priority: 4 - Recommended (Years 6-10)
Notes: Boiler has been removed from facility.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$126,155

System: D3030 - Cooling Generating Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 20-year service life which expired in 1995.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$212,940

System: D3040 - Distribution Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 20-year service life which expired in 1979.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$326,818

System: D3050 - Terminal & Package Units

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 15-year service life which expired in 2009.

Recomm.: The system should be replaced.



Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$929,229

System: D3060 - Controls & Instrumentation

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1993. It has a 15-year service life which expired in 2008.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$74,084

System: D3070 - Systems Testing & Balance

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 15-year service life which expired in 1998.

Recomm.: The system should be replaced.



Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$20,744

System: D4010 - Sprinklers

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Notes: Facility has no fire protection system. Install per owner standard.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$137,585

System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 20-year service life which expired in 1979.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$81,704

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 20-year service life which expired in 1979.

Recomm.: The system should be replaced.



Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$409,369

System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1993. It has a 15-year service life which expired in 2008.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$142,665

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1959 Bldg 201A
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Notes: No emergency generator, client standard required.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$11,853

System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 20-year service life which expired in 1979.

Recomm.: The system should be replaced.



Deficiency

Location: 1959 Bldg 201A

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$61,384

Building Name: 1994 Bldg 201B_202B

Year Built:	1994
Gross Area (SF):	20,829
Replacement Value:	\$3,949,581
Repair Cost:	\$2,717,116
Total FCI:	68.80%
Total RSLI:	5%

The superstructure is steel frame. Floor construction is concrete slab on grade. Roof construction is steel with steel deck. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with mostly fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is high slope with standing seam metal and is in excellent condition.



Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	13%	0.00%	\$0
B30 Roofing	0%	110.00%	\$387,736
C10 Interior Construction	51%	25.26%	\$70,255
C30 Interior Finishes	0%	110.00%	\$613,915
D20 Plumbing	7%	80.49%	\$168,967
D30 HVAC	0%	110.00%	\$796,519
D40 Fire Protection	1%	107.32%	\$107,013
D50 Electrical	0%	110.00%	\$501,863
E10 Equipment	0%	110.00%	\$23,122
E20 Furnishings	0%	110.00%	\$47,726
		Total:	\$2,717,116

Building Condition Budget Detail

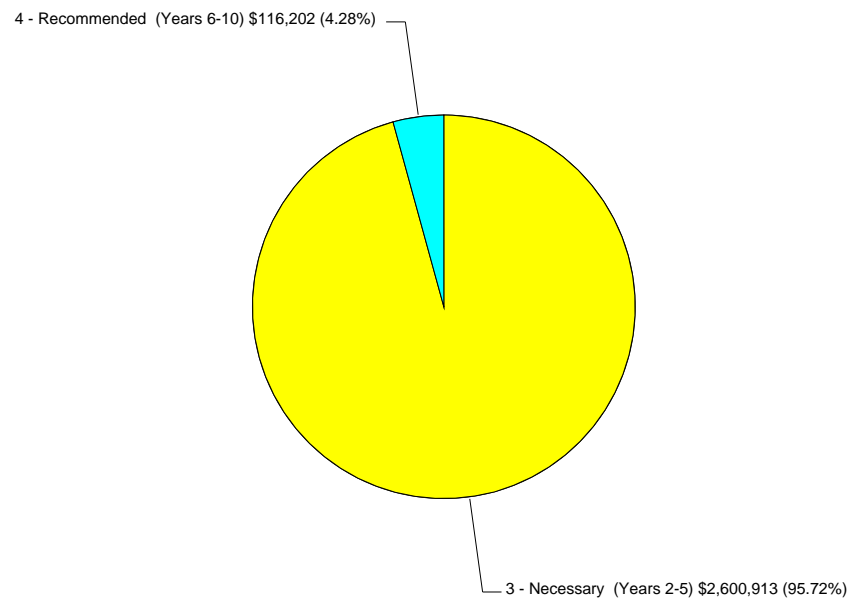
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.26	100	1994	2094	\$168,698	-	0.00%	\$0
A1020	Special Foundations	\$0.30	100	1994	2094	\$8,085	-	0.00%	\$0
A1030	Slab on Grade	\$5.41	100	1994	2094	\$145,792	-	0.00%	\$0
A2010	Basement Excavation	\$0.19	100	1994	2094	\$5,120	-	0.00%	\$0
A2020	Basement Walls	\$1.97	100	1994	2094	\$53,089	-	0.00%	\$0
B1020	Roof Construction	\$10.53	100	1994	2094	\$283,768	-	0.00%	\$0
B2010	Exterior Walls	\$11.75	100	1994	2094	\$316,646	-	0.00%	\$0
B2020	Exterior Windows	\$7.71	30	1994	2024	\$207,773	30%	0.00%	\$0
B2030	Exterior Doors	\$0.65	30	1994	2024	\$17,517	30%	0.00%	\$0
B3010	Roof Coverings	\$13.08	20	1994	2014	\$352,487	0%	110%	\$387,736
C1010	Partitions	\$4.84	100	1994	2094	\$130,431	79%	0.00%	\$0
C1020	Interior Doors	\$3.11	40	1994	2034	\$83,810	48%	0.00%	\$0
C1030	Fittings	\$2.37	20	1994	2014	\$63,868	0%	110%	\$70,255
C3010	Wall Finishes	\$4.11	10	1994	2004	\$110,759	0%	110%	\$121,834
C3020	Floor Finishes	\$8.94	20	1994	2014	\$240,920	0%	110%	\$265,012
C3030	Ceiling Finishes	\$7.66	20	1994	2014	\$206,426	0%	110%	\$227,069
D2010	Plumbing Fixtures	\$5.70	20	1994	2014	\$153,607	0%	110%	\$168,967
D2020	Domestic Water Distribution	\$0.58	30	1994	2024	\$15,630	30%	0.00%	\$0
D2030	Sanitary Waste	\$1.51	30	1994	2024	\$40,692	30%	0.00%	\$0
D3050	Terminal & Package Units	\$24.37	15	1994	2009	\$656,736	0%	110%	\$722,410
D3060	Controls & Instrumentation	\$1.96	15	1993	2008	\$52,819	0%	110%	\$58,101
D3070	Systems Testing & Balance	\$0.54	15	1994	2009	\$14,552	0%	110%	\$16,007
D4010	Sprinklers	\$3.61	30	1994	2024	\$97,284	30%	110%	\$107,013
D4030	Fire Protection Specialties	\$0.09	15	2012	2027	\$2,425	80%	0.00%	\$0
D5010	Electrical Service/Distribution	\$2.14	20	1994	2014	\$57,670	0%	110%	\$63,437
D5020	Lighting and Branch Wiring	\$10.75	20	1994	2014	\$289,697	0%	110%	\$318,667
D5030	Communications and Security	\$3.73	15	1994	2009	\$100,518	0%	110%	\$110,570
D5090	Other Electrical Systems	\$0.31	15			\$8,354	0%	110%	\$9,189
E1020	Institutional Equipment	\$0.09	20	1994	2014	\$2,425	0%	110%	\$2,668
E1090	Other Equipment	\$0.69	20	1994	2014	\$18,595	0%	110%	\$20,454
E2010	Fixed Furnishings	\$1.61	20	1994	2014	\$43,387	0%	110%	\$47,726
Total		\$165.79				\$3,949,581	8%	68.80%	\$2,717,116

Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$2,717,115									\$404,185	\$163,735	\$3,285,035
Substructure												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$387,736									\$323,348		\$711,084
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure										\$323,348		\$323,348
Exterior Walls												
Exterior Windows										\$298,207		\$298,207
Exterior Doors										\$25,141		\$25,141
Roofing	\$387,736											\$387,736
Roof Coverings	\$387,736											\$387,736
Roof Openings												
Interiors	\$684,170										\$163,735	\$847,905
Interior Construction	\$70,255											\$70,255
Partitions												
Interior Doors												
Fittings	\$70,255											\$70,255
Stairs												
Stair Construction												
Interior Finishes	\$613,915										\$163,735	\$777,650
Wall Finishes	\$121,834										\$163,735	\$285,569
Floor Finishes	\$265,012											\$265,012
Ceiling Finishes	\$227,069											\$227,069
Services	\$1,574,361									\$80,837		\$1,655,198
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$168,967									\$80,837		\$249,804
Plumbing Fixtures	\$168,967											\$168,967
Domestic Water Distribution										\$22,433		\$22,433
Sanitary Waste										\$58,404		\$58,404
Rain Water Drainage												
Other Plumbing Systems												
HVAC	\$796,518											\$796,518
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems												
Terminal & Package Units	\$722,410											\$722,410
Controls & Instrumentation	\$58,101											\$58,101
Systems Testing & Balance	\$16,007											\$16,007
Other HVAC Systems/Equip												
Fire Protection	\$107,013											\$107,013
Sprinklers	\$107,013											\$107,013
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$501,863											\$501,863
Electrical Service/Distribution	\$63,437											\$63,437
Lighting and Branch Wiring	\$318,667											\$318,667
Communications and Security	\$110,570											\$110,570
Other Electrical Systems	\$9,189											\$9,189
Equipment & Furnishings	\$70,848											\$70,848
Equipment	\$23,122											\$23,122
Institutional Equipment	\$2,668											\$2,668
Vehicular Equipment												
Other Equipment	\$20,454											\$20,454
Furnishings	\$47,726											\$47,726
Fixed Furnishings	\$47,726											\$47,726
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

Building Deficiency Priority

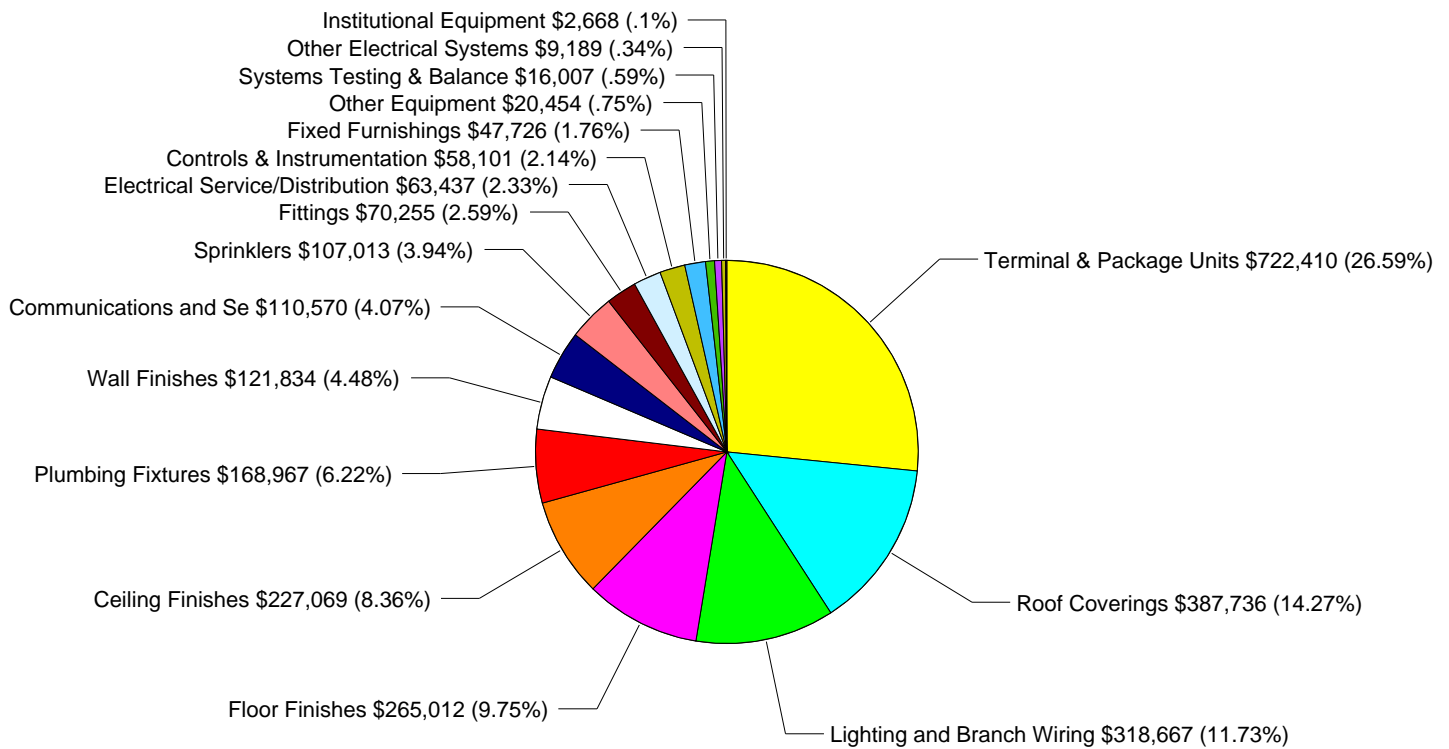
Deficiencies by Priority:



1994 Bldg 201B_202B Condition Budget: \$2,717,116

Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



1994 Bldg 201B_202B Condition Budget: \$2,717,115

Building Condition Deficiencies Narrative

System: B3010 - Roof Coverings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$387,736

System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$70,255

System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 10-year service life which expired in 2004.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$121,834

System: C3020 - Floor Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$265,012

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$227,069

System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$168,967

System: D3050 - Terminal & Package Units

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 15-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$722,410

System: D3060 - Controls & Instrumentation

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1993. It has a 15-year service life which expired in 2008.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$58,101

System: D3070 - Systems Testing & Balance

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 15-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$16,007

System: D4010 - Sprinklers

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Notes: Facility has no fire protection system. Install per owner standard.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$107,013

System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$63,437

System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$318,667

System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 15-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$110,570

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Notes: No emergency generator, client standard required.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$9,189

System: E1020 - Institutional Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$2,668

System: E1090 - Other Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$20,454

System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: 1994 Bldg 201B_202B

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$47,726

Sites

Site Summary



Site Acreage		Condition Budget:	\$1,564,067
Replacement Value:	\$1,421,879	Total FCI:	110.00%
		Total RSLI:	0%
		Condition Score:	22.14

Site:
Adult Education was constructed in 1959 and an addition to the building was constructed in 1994. Campus site features include paved driveways and parking lots, pedestrian pavement and covered walkways. Site mechanical and electrical features include water, sewer, storm sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Deficiency Condition Budget Summary: Site

Unifomat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	0%	110.00%	\$985,370
G30 Site Mechanical Utilities	0%	110.00%	\$231,047
G40 Site Electrical Utilities	0%	110.00%	\$347,650
		Total:	\$1,564,067

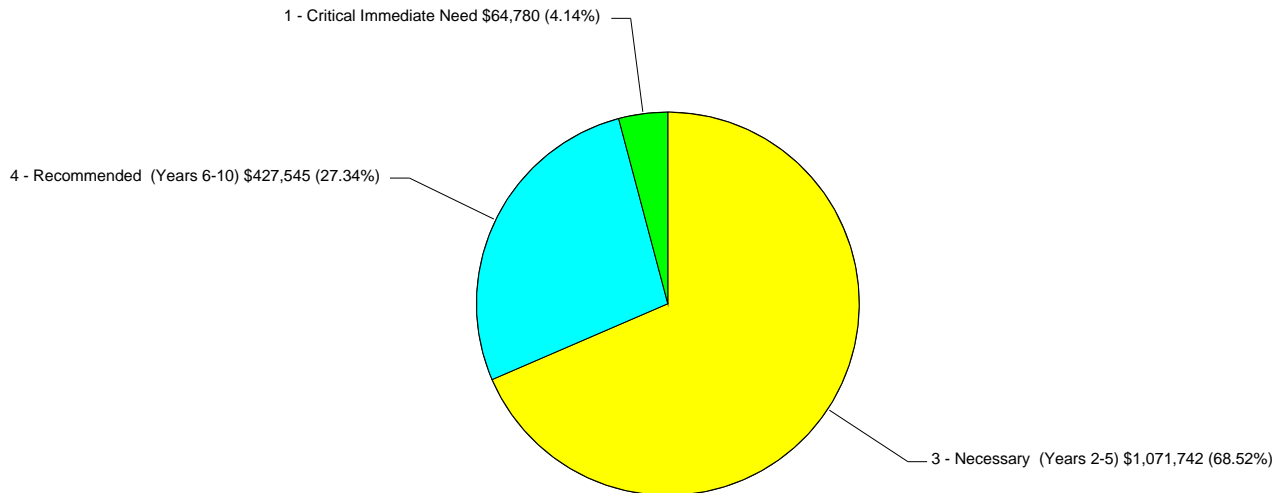
Site Deficiencies Budget Detail

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.79	35	1959	1994	\$117,127	0%	110%	\$128,839
G2020	Parking Lots	\$5.97	35	1959	1994	\$390,641	0%	110%	\$429,705
G2030	Pedestrian Paving	\$1.63	35	1959	1994	\$106,657	0%	110%	\$117,323
G2040	Site Development	\$3.49	25	1959	1984	\$228,364	0%	110%	\$251,201
G2050	Landscaping	\$0.81	25	1959	1984	\$53,001	0%	110%	\$58,302
G3010	Water Supply	\$0.76	50	1959	2009	\$49,730	0%	110%	\$54,703
G3020	Sanitary Sewer	\$1.55	50	1959	2009	\$101,423	0%	110%	\$111,565
G3030	Storm Sewer	\$0.90	50	1959	2009	\$58,891	0%	110%	\$64,780
G4010	Electrical Distribution	\$1.90	30	1959	1989	\$124,324	0%	110%	\$136,757
G4020	Site Lighting	\$2.01	30	1959	1989	\$131,522	0%	110%	\$144,674
G4030	Site Communication and Security	\$0.92	30	1959	1989	\$60,199	0%	110%	\$66,219
Total		\$21.73				\$1,421,879	0%	110%	\$1,564,067

Site Renewal Schedule

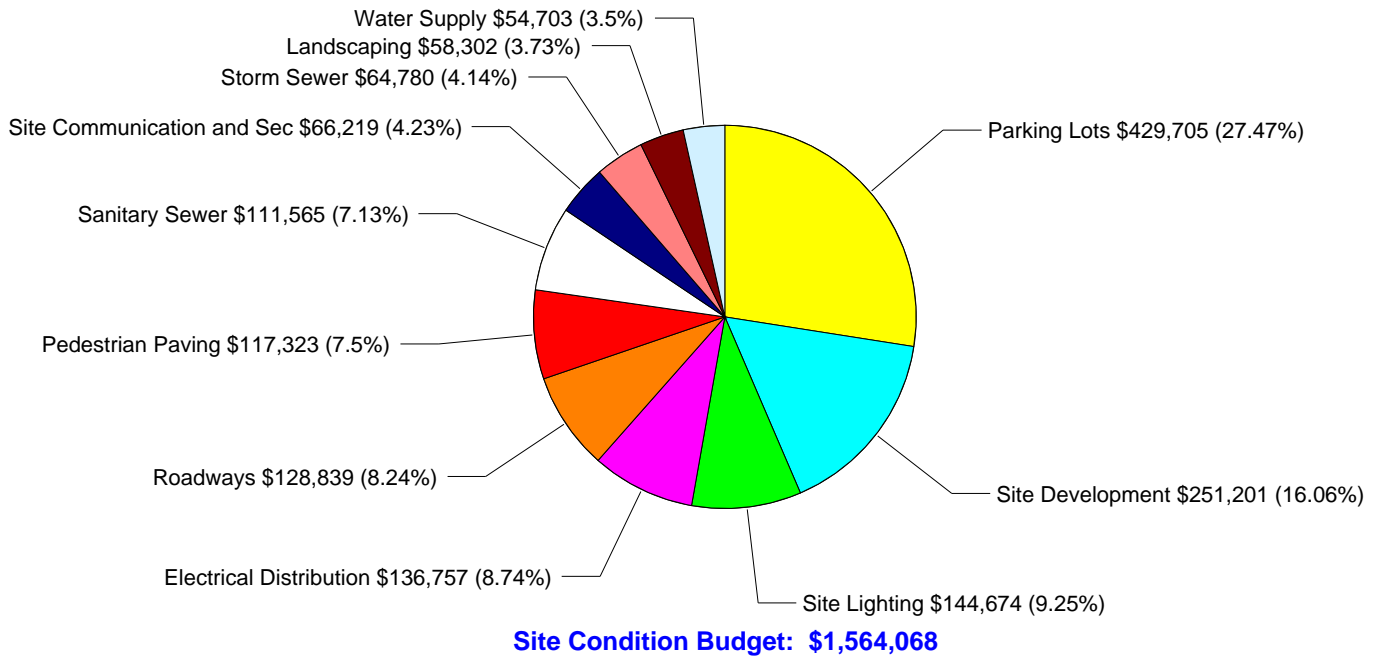
Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$1,564,068											\$1,564,068
Building Sitework	\$1,564,068											\$1,564,068
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements	\$985,370											\$985,370
Roadways	\$128,839											\$128,839
Parking Lots	\$429,705											\$429,705
Pedestrian Paving	\$117,323											\$117,323
Site Development	\$251,201											\$251,201
Landscaping	\$58,302											\$58,302
Site Mechanical Utilities	\$231,048											\$231,048
Water Supply	\$54,703											\$54,703
Sanitary Sewer	\$111,565											\$111,565
Storm Sewer	\$64,780											\$64,780
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities	\$347,650											\$347,650
Electrical Distribution	\$136,757											\$136,757
Site Lighting	\$144,674											\$144,674
Site Communication and Security	\$66,219											\$66,219
Other Site Electrical Utilities												

Site Deficiency Priority



Site Condition Budget: \$1,564,067

Site Condition Deficiencies



Site Deficiencies Budget Narrative

System: G2010 - Roadways

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 35-year service life which expired in 1994.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$128,839

System: G2020 - Parking Lots

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 35-year service life which expired in 1994.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$429,705

System: G2030 - Pedestrian Paving

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 35-year service life which expired in 1994.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$117,323

System: G2040 - Site Development

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 25-year service life which expired in 1984.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$251,201

System: G2050 - Landscaping

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 25-year service life which expired in 1984.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$58,302

System: G3010 - Water Supply

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 50-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$54,703

System: G3020 - Sanitary Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 50-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 4 - Recommended (Years 6-10)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$111,565

System: G3030 - Storm Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 50-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Failing

Category: Deferred Maintenance

Priority: 1 - Critical Immediate Need

Notes: Storm sewage system across site is failing.
Ponding water and erosion evident across site.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$64,780

System: G4010 - Electrical Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 30-year service life which expired in 1989.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 4 - Recommended (Years 6-10)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$136,757

System: G4020 - Site Lighting

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 30-year service life which expired in 1989.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$144,674

System: G4030 - Site Communication and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 30-year service life which expired in 1989.

Recomm.: The system should be replaced.

Photo is not available.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 4 - Recommended (Years 6-10)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$66,219

Appendix 1 - Educational Suitability Reports

Adult Education (Peterson)

Suitability Report

Educational Suitability Report

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
4845	Support Spaces						
4845.4896	Restrooms (Student)	Good	0.71	0.89	80.00	\$3,091	
4845.4897	Administration	Fair	1.66	2.56	65.00	\$15,598	The administration area lacks a conference room, a work area and storage space.
4845.5374	Counseling	Unsat	0.00	0.29	0.00	\$5,094	There is no counseling office area at this site.
4845.5375	Clinic	Unsat	0.00	0.58	0.00	\$10,188	There is no clinic space at this site
4845.5376	Staff Lounge-WkRm	Good	1.01	1.27	80.00	\$4,415	
4845.5377	Cafeteria	Good	4.00	5.00	80.00	\$17,422	
4845.5378	Food Service and Prep	N/A	0.00	0.00	0.00	\$0	The food service area is not currently in service.
4845.5379	Custodial and Maintenance	Good	0.40	0.50	80.00	\$1,742	
4846	Learning Environment						
4846.4847	Learning Style Variety	Poor	2.50	5.00	50.00	\$43,554	There are no designed spaces to provide flexible groupings.
4846.4849	Interior Environment	Good	1.60	2.00	80.00	\$6,969	
4846.485	Exterior Environment	Poor	0.75	1.50	50.00	\$13,066	The school offers few outdoor spaces for learning or social gatherings.
4851	General Classrooms						
4851.4852	Environment	Good	3.92	4.90	80.00	\$17,073	
4851.4853	Size	Excel	12.25	12.25	100.00	\$0	
4851.4854	Location	Excel	3.67	3.68	100.00	\$0	
4851.4855	Storage/Fixed Equip	Good	2.94	3.68	80.00	\$12,805	The general classrooms all have a wall of cabinets and hooks for clothing, but there are no sinks.
4856	Kindergarten						
4856.4857	Environment	Good	0.33	0.42	80.00	\$1,453	
4856.4858	Size	Excel	1.04	1.04	100.00	\$0	
4856.4859	Location	Excel	0.31	0.31	100.00	\$0	
4856.486	Storage/Fixed Equip	Poor	0.16	0.31	50.00	\$2,725	There is a wall of cabinets, but no sink and no in-room restrooms.
4861	Pre-K						
4861.4862	Environment	N/A	0.00	0.00	0.00	\$0	There is no pre-K program offered at this school.
4861.4863	Size	N/A	0.00	0.00	0.00	\$0	There is no pre-K program offered at this school.
4861.4864	Location	N/A	0.00	0.00	0.00	\$0	There is no pre-K program offered at this school.
4861.4865	Storage/Fixed Equip	N/A	0.00	0.00	0.00	\$0	There is no pre-K program offered at this school.
4866	Self-Contained Special Ed						
4866.4871	Environment	N/A	0.00	0.00	0.00	\$0	There is no self-contained special education program at this school.
4866.4876	Size	N/A	0.00	0.00	0.00	\$0	There is no self-contained special education program at this school.
4866.4881	Location	N/A	0.00	0.00	0.00	\$0	There is no self-contained special education program at this school.
4866.4886	Storage/Fixed Equip	N/A	0.00	0.00	0.00	\$0	There is no self-contained special education program at this school.
4867	Instructional Resource Rooms						
4867.4872	Environment	Unsat	0.00	0.72	0.00	\$12,544	The school has no instructional resource rooms.
4867.4877	Size	Unsat	0.00	1.80	0.00	\$31,359	There are no instructional resource rooms in this school.
4867.4882	Location	Unsat	0.00	0.54	0.00	\$9,408	There are no instructional resource rooms at this site.
4867.4887	Storage/Fixed Equip	Unsat	0.00	0.54	0.00	\$9,408	There are no instructional resource rooms at this site.
4868	Science						
4868.4873	Environment	Unsat	0.00	0.50	0.00	\$8,711	There is no science room at this school.
4868.4878	Size	Unsat	0.00	1.25	0.00	\$21,777	There is no science room at this school.
4868.4883	Location	Unsat	0.00	0.38	0.00	\$6,533	There is no science room at this school.
4868.4888	Storage/Fixed Equip	Unsat	0.00	0.38	0.00	\$6,533	There is no science room at this school.
4869	Music						
4869.4874	Environment	Unsat	0.00	0.74	0.00	\$12,906	There is no music room at this school.
4869.4879	Size	Unsat	0.00	1.85	0.00	\$32,263	There is no music room at this school.
4869.4884	Location	Unsat	0.00	0.56	0.00	\$9,679	There is no music room at this school.
4869.4889	Storage/Fixed Equip	Unsat	0.00	0.56	0.00	\$9,679	There is no music room at this school.
4870	Art						
4870.4875	Environment	Unsat	0.00	0.47	0.00	\$8,150	There is no art room at this school.
4870.488	Size	Unsat	0.00	1.17	0.00	\$20,376	There is no art room at this school.
4870.4885	Location	Unsat	0.00	0.35	0.00	\$6,113	There is no art room at this school.
4870.489	Storage/Fixed Equip	Unsat	0.00	0.35	0.00	\$6,113	There is no art room at this school.
4892	Computer Labs						
4892.4899	Environment	Excel	0.34	0.34	100.00	\$0	
4892.4904	Size	Good	0.68	0.85	80.00	\$2,971	
4892.4909	Location	Excel	0.26	0.26	100.00	\$0	
4892.4914	Storage/Fixed Equip	Excel	0.26	0.26	100.00	\$0	
4893	P.E.						
4893.49	Environment	Good	1.54	1.92	80.00	\$6,690	The gym is located in the section of the building that is used for storage. The room has no windows for natural light.
4893.4905	Size	Excel	4.80	4.80	100.00	\$0	
4893.491	Location	Excel	1.44	1.44	100.00	\$0	
4893.4915	Storage/Fixed Equip	Good	1.15	1.44	80.00	\$5,018	

Final School Report Assessment Criteria - Peterson (Adult Education), Adult Education (Peterson)

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
4894	Performing Arts						
4894.4901	Environment	Good	0.48	0.60	80.00	\$2,106	
4894.4906	Size	Excel	1.51	1.51	100.00	\$0	
4894.4911	Location	Excel	0.45	0.45	100.00	\$0	
4894.4916	Storage/Fixed Equip	Fair	0.29	0.45	65.00	\$2,763	There is limited space for storage for performing arts. The stage lacks ADA-accessibility at both the front and the back.
4895	Media Center						
4895.4902	Environment	Unsat	0.00	0.97	0.00	\$16,981	There is no media center in the portion of the building used for instruction.
4895.4907	Size	Unsat	0.00	2.44	0.00	\$42,451	There is no media center in the portion of the building used for instruction.
4895.4912	Location	Unsat	0.00	0.73	0.00	\$12,735	There is no media center in the portion of the building used for instruction.
4895.4917	Storage/Fixed Equip	Unsat	0.00	0.73	0.00	\$12,735	There is no media center in the portion of the building used for instruction.
4924	Outside						
4924.4926	Vehicular Traffic	Fair	1.30	2.00	65.00	\$12,195	There are no buses that serve this site. The through driveway is separated from the parking.
4924.4927	Pedestrian Traffic	Fair	0.63	0.97	65.00	\$5,933	There is no identified crosswalk from the ADA parking space or the parking around the perimeter.
4924.4928	Parking	Fair	0.53	0.81	65.00	\$4,952	Staff parking is inadequate.
4924.4929	Play Areas	Unsat	0.00	2.34	0.00	\$40,780	There is no play or outside area at this site.
4925	Safety and Security						
4925.493	Fencing	Good	0.60	0.75	80.00	\$2,621	
4925.4931	Signage & Way Finding	Good	0.80	1.00	80.00	\$3,484	There is a large sign at the entrance to the school. There are signs at the main door dealing with weapons, search, and surveillance. There is no sign for drug or tobacco-free zones.
4925.4932	Ease of Supervision	Good	2.40	3.00	80.00	\$10,453	
4925.4933	Controlled Entrances	Fair	0.33	0.50	65.00	\$3,049	There is no security vestibule at this site. The main entrance is easy to supervise.
	Total For Site:		57.04	88.90	64.16	\$554,663	

Support

Suitability Report

Educational Suitability Report

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
Education al Suitability Report							