

Atlanta Public Schools/ Mays Cluster

# Peyton Forest 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):	64,300
Year Built:	1968
Last Renovation:	
Replacement Value:	\$12,250,715
Repair Cost:	\$676,991.00
Total FCI:	5.53 %
Total RSLI:	46.94 %
FCA Score:	94.47



#### Description:

Peyton Forest Elementary School is located at 301 Peyton Rd SW in Atlanta, GA. The one story, 64300 square foot building was originally constructed in 1968. An addition to the school was constructed with adding a separate gymnasium and renovations to the main building in 1993. The campus contains one secure play area.

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

The superstructure is concrete frame in the 2010 building and steel frame for the 2020 and 2030 buildings. Roof construction is metal pan deck with lightweight fill for bldgs. 2010 and 2030 and precast concrete for 2020. The exterior envelope is composed of walls of

## School Assessment Report - Peyton Forest Elementary School

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brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up for bldgs. 2010 and 2020 and pitched with standing seam metal for bldg. 2030. Roof openings include skylights and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with concrete finishes. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes consist of vinyl sheet, vinyl tile, ceramic tile and carpet. 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 not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

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

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

**FIRE PROTECTION:** The building does have a fire sprinkler system. The building does have additional fire suppression systems in the kitchen/hood area. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

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

**OTHER ELECTRICAL SYSTEMS:** This building does have a separately derived emergency power system. There is one natural gas emergency generator.

### E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, playground equipment, audio-visual, fixed casework, window treatment, floor grilles and mats, and fixed artwork.

### 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. There is no fall protection at the roof.



## School Assessment Report - Peyton Forest Elementary School

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### Attributes:

#### General Attributes:

Arch Condition Assessor:	Hayden Collins	MEP Condition Assessor:	Jejuan Hall
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	64300
DOE Facility Number:	3065	Total # of Modular/Portables:	0
DOE Interior Site SF:	64300	Total GSF of Modular/Portables:	0
Approx. Acres:	25	Status:	Active

# School Assessment Report - Peyton Forest Elementary School

## School Dashboard Summary

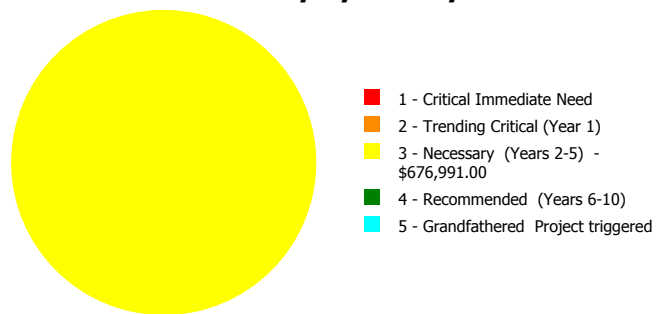
Gross Area: 64,300  
 Year Built: 1968  
 Repair Cost: \$676,991  
 FCI: 5.53 %

Last Renovation:  
 Replacement Value: \$12,250,715  
 RSLI%: 46.94 %

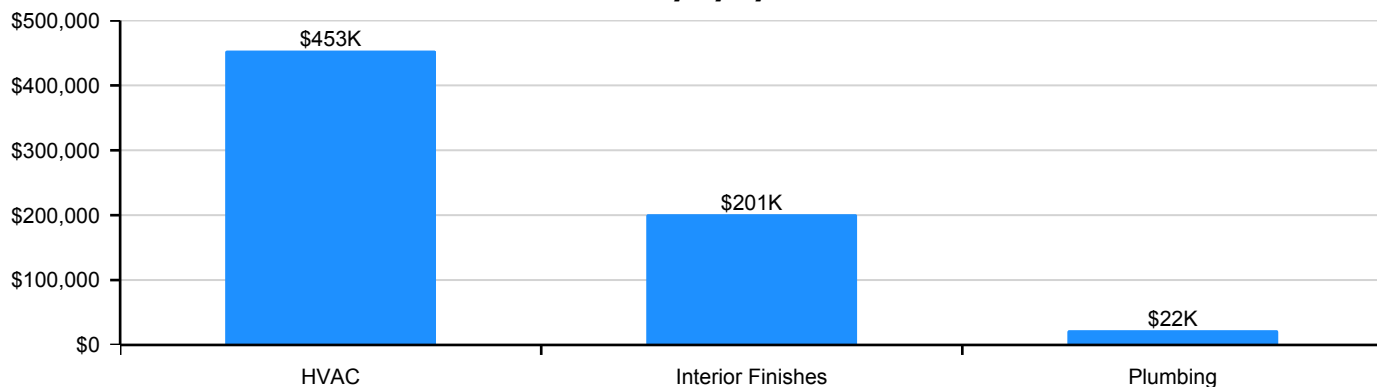
### Deficiency By Category



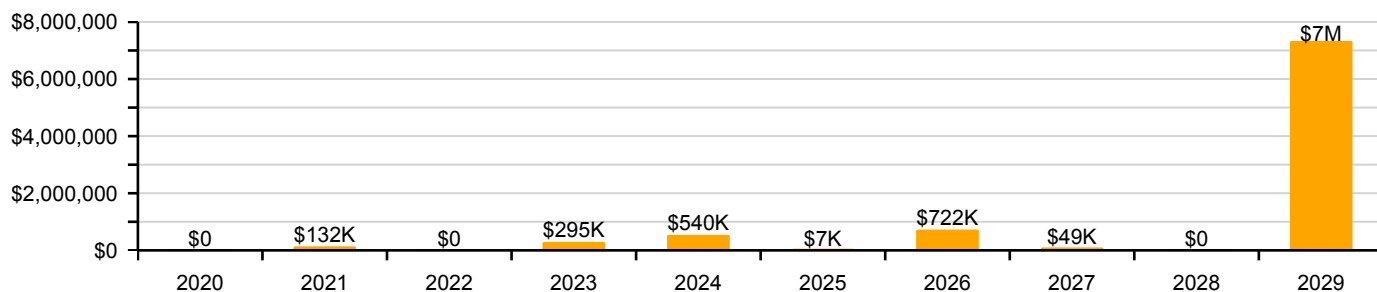
### Deficiency By Priority



### 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.

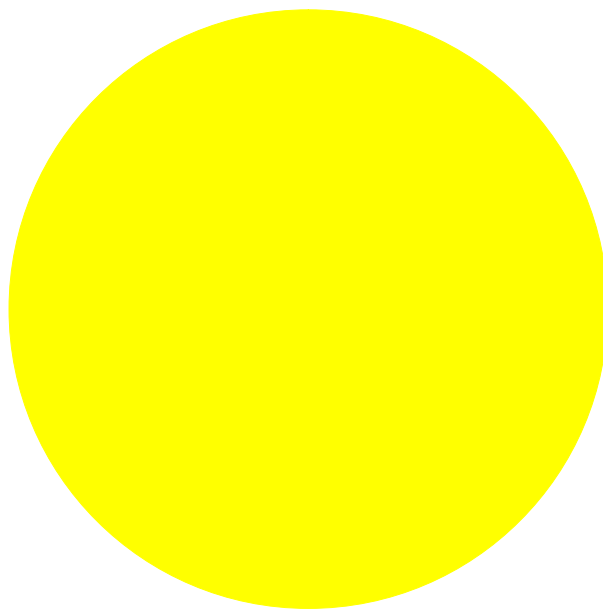
### Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	56.38 %	0.00 %	\$0.00
B10 - Superstructure	56.39 %	0.00 %	\$0.00
B20 - Exterior Enclosure	44.60 %	0.00 %	\$0.00
B30 - Roofing	24.78 %	0.00 %	\$0.00
C10 - Interior Construction	60.65 %	0.00 %	\$0.00
C30 - Interior Finishes	35.49 %	17.31 %	\$201,158.00
D20 - Plumbing	45.51 %	3.43 %	\$22,409.00
D30 - HVAC	37.96 %	31.69 %	\$453,424.00
D40 - Fire Protection	63.11 %	0.00 %	\$0.00
D50 - Electrical	51.03 %	0.00 %	\$0.00
E10 - Equipment	50.00 %	0.00 %	\$0.00
E20 - Furnishings	50.00 %	0.00 %	\$0.00
G20 - Site Improvements	48.89 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	60.36 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	37.87 %	0.00 %	\$0.00
<b>Totals:</b>	<b>46.94 %</b>	<b>5.53 %</b>	<b>\$676,991.00</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
1968 Bldg 2010	45,270	6.95	\$0.00	\$0.00	\$482,030.00	\$0.00	\$0.00
1993 Bldg 2020	11,110	1.81	\$0.00	\$0.00	\$32,141.00	\$0.00	\$0.00
1993 Bldg 2030	7,920	12.58	\$0.00	\$0.00	\$162,820.00	\$0.00	\$0.00
Site	64,300	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total:</b>		<b>5.53</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$676,991.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



- 1 - Critical Immediate Need
- 2 - Trending Critical (Year 1)
- 3 - Necessary (Years 2-5) - \$676,991.00
- 4 - Recommended (Years 6-10)
- 5 - Grandfathered Project triggered

**Budget Estimate Total: \$676,991.00**



## Executive Summary

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Function:	Elementary
Gross Area (SF):	45,270
Year Built:	1968
Last Renovation:	2009
Replacement Value:	\$6,934,741
Repair Cost:	\$482,030.00
Total FCI:	6.95 %
Total RSLI:	44.69 %
FCA Score:	93.05



### 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.

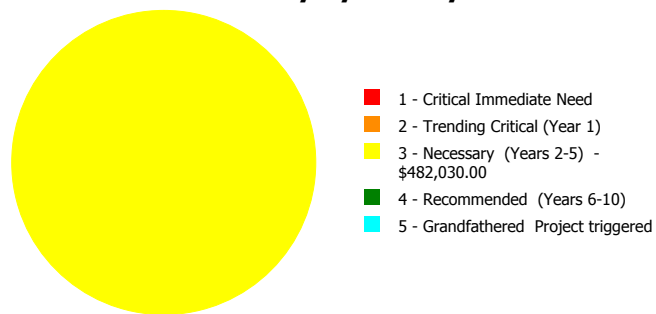
## Dashboard Summary

Function:	Elementary	Gross Area:	45,270
Year Built:	1968	Last Renovation:	2009
Repair Cost:	\$482,030	Replacement Value:	\$6,934,741
FCI:	6.95 %	RSLI%:	44.69 %

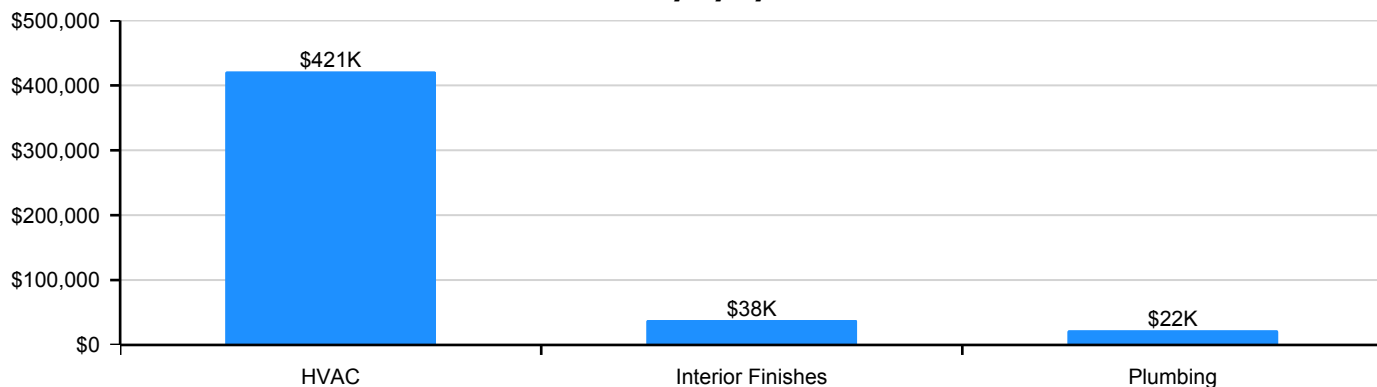
**Deficiency By Category**



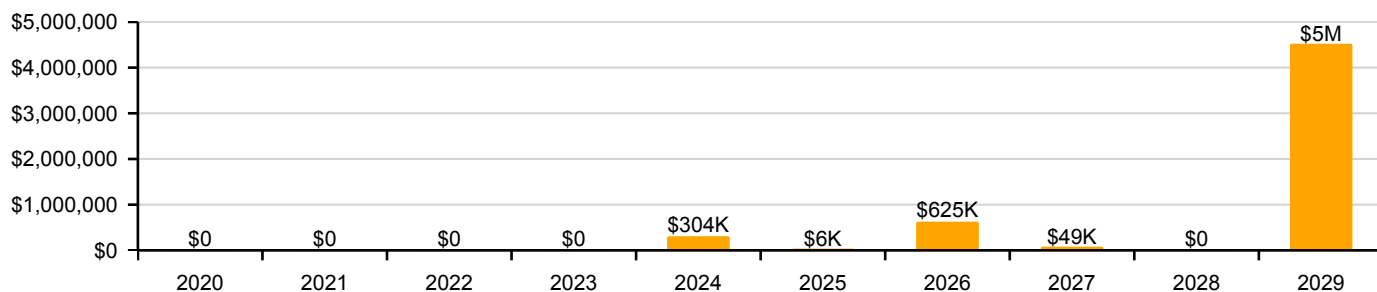
**Deficiency By Priority**



**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	49.00 %	0.00 %	\$0.00
B10 - Superstructure	49.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	42.63 %	0.00 %	\$0.00
B30 - Roofing	28.89 %	0.00 %	\$0.00
C10 - Interior Construction	57.19 %	0.00 %	\$0.00
C30 - Interior Finishes	40.01 %	5.26 %	\$38,338.00
D20 - Plumbing	46.02 %	4.81 %	\$22,409.00
D30 - HVAC	30.19 %	43.59 %	\$421,283.00
D40 - Fire Protection	62.06 %	0.00 %	\$0.00
D50 - Electrical	51.55 %	0.00 %	\$0.00
E10 - Equipment	50.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>44.69 %</b>	<b>6.95 %</b>	<b>\$482,030.00</b>

## Photo Album

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

1). Northern Exterior Elevation - Jan 16, 2020



2). Eastern Exterior Elevation - Jan 16, 2020



3). Southern Exterior Elevation - Jan 16, 2020



4). Western Exterior Elevation - Jan 16, 2020



## Condition Detail

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

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

**System Listing**

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



# School Assessment Report - 1968 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	\$8.28	S.F.	45,270	100	1968	2068		49.00 %	0.00 %	49			\$374,836
A1030	Slab on Grade	\$6.99	S.F.	45,270	100	1968	2068		49.00 %	0.00 %	49			\$316,437
B1020	Roof Construction	\$13.57	S.F.	45,270	100	1968	2068		49.00 %	0.00 %	49			\$614,314
B2010	Exterior Walls	\$15.50	S.F.	45,270	100	1968	2068		49.00 %	0.00 %	49			\$701,685
B2020	Exterior Windows	\$9.66	S.F.	45,270	30	1999	2029		33.33 %	0.00 %	10			\$437,308
B2030	Exterior Doors	\$0.97	S.F.	45,270	30	1999	2029		33.33 %	0.00 %	10			\$43,912
B3010105	Built-Up	\$7.15	S.F.	45,270	25	2001	2026		28.00 %	0.00 %	7			\$323,681
B3020	Roof Openings	\$0.57	S.F.	45,270	30	2001	2031		40.00 %	0.00 %	12			\$25,804
C1010	Partitions	\$6.29	S.F.	45,270	100	1968	2068		49.00 %	0.00 %	49			\$284,748
C1020	Interior Doors	\$4.10	S.F.	45,270	40	2009	2049		75.00 %	0.00 %	30			\$185,607
C1030	Fittings	\$3.00	S.F.	45,270	20	2009	2029		50.00 %	0.00 %	10			\$135,810
C3010220	Tile	\$9.25	S.F.	1,732	30	2009	2039		66.67 %	0.00 %	20			\$16,021
C3010230	Paint & Covering	\$1.47	S.F.	43,538	10	1968	1978		0.00 %	0.00 %	-41			\$64,001
C3020901	Carpet	\$7.50	S.F.	4,647	8	2009	2017		0.00 %	110.00 %	-2		\$38,338.00	\$34,853
C3020903	VCT	\$3.48	S.F.	36,536	15	2009	2024		33.33 %	0.00 %	5			\$127,145
C3020999	Other - Vinyl Sheet	\$7.09	S.F.	4,087	15	2009	2024		33.33 %	0.00 %	5			\$28,977
C3030	Ceiling Finishes	\$10.10	S.F.	45,270	20	2009	2029		50.00 %	0.00 %	10			\$457,227
D2010	Plumbing Fixtures	\$7.13	S.F.	45,270	20	2009	2029		50.00 %	0.00 %	10			\$322,775
D2020	Domestic Water Distribution	\$0.80	S.F.	45,270	30	2009	2039		66.67 %	0.00 %	20			\$36,216
D2030	Sanitary Waste	\$1.91	S.F.	45,270	30	1999	2029		33.33 %	0.00 %	10			\$86,466
D2040	Rain Water Drainage	\$0.45	S.F.	45,270	20	1999	2019		0.00 %	110.00 %	0		\$22,409.00	\$20,372
D3040	Distribution Systems	\$12.89	S.F.	45,270	20	2009	2029		50.00 %	0.00 %	10			\$583,530
D3050	Terminal & Package Units	\$5.96	S.F.	45,270	15	2009	2024	2019	0.00 %	110.00 %	0		\$296,790.00	\$269,809
D3060	Controls & Instrumentation	\$2.50	S.F.	45,270	15	2009	2024	2019	0.00 %	110.00 %	0		\$124,493.00	\$113,175
D4010	Sprinklers	\$4.59	S.F.	45,270	30	2009	2039		66.67 %	0.00 %	20			\$207,789
D4030	Fire Protection Specialties	\$0.10	S.F.	45,270	15	2010	2025		40.00 %	0.00 %	6			\$4,527
D4090	Other Fire Protection Systems	\$0.66	S.F.	45,270	15	2009	2024		33.33 %	0.00 %	5			\$29,878
D5010	Electrical Service/Distribution	\$2.45	S.F.	45,270	20	2009	2029		50.00 %	0.00 %	10			\$110,912
D5020	Branch Wiring	\$5.12	S.F.	45,270	20	2009	2029		50.00 %	0.00 %	10			\$231,782
D5020	Lighting	\$7.66	S.F.	45,270	20	2009	2029		50.00 %	0.00 %	10			\$346,768
D5030810	Security & Detection Systems	\$1.51	S.F.	45,270	20	2009	2029		50.00 %	0.00 %	10			\$68,358
D5030910	Fire Alarm Systems	\$2.74	S.F.	45,270	20	2009	2029		50.00 %	0.00 %	10			\$124,040
D5030920	Data Communication	\$3.56	S.F.	45,270	25	2009	2034		60.00 %	0.00 %	15			\$161,161
E1020	Institutional Equipment	\$0.10	S.F.	45,270	20	2009	2029		50.00 %	0.00 %	10			\$4,527
E1090	Other Equipment	\$0.89	S.F.	45,270	20	2009	2029		50.00 %	0.00 %	10			\$40,290
<b>Total</b>									<b>44.69 %</b>	<b>6.95 %</b>			<b>\$482,030.00</b>	<b>\$6,934,741</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:** B2010 - Exterior Walls



**Note:**

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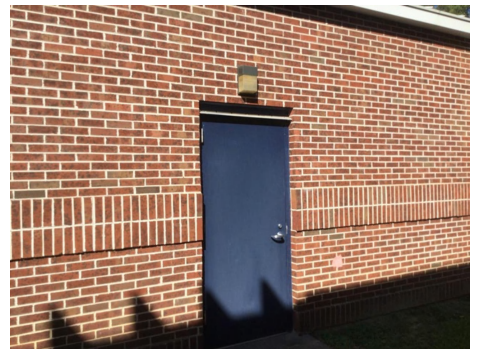
**System:** B2020 - Exterior Windows



**Note:**

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**System:** B2030 - Exterior Doors



**Note:**



## School Assessment Report - 1968 Bldg 2010

**System:** B3010105 - Built-Up



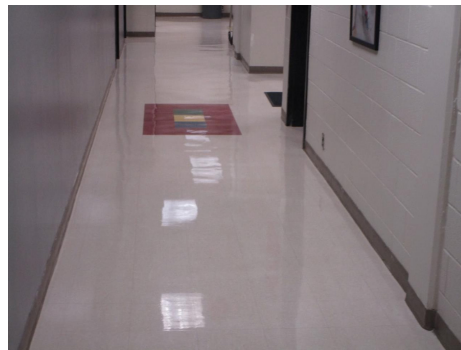
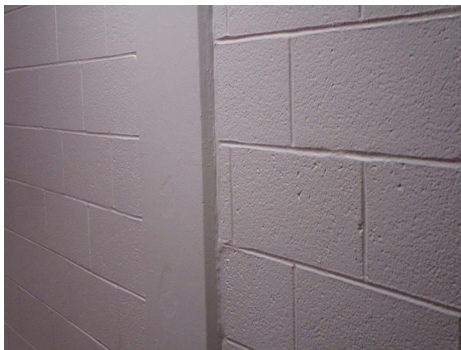
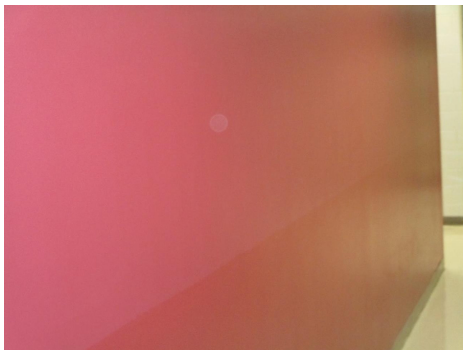
**Note:**

**System:** B3020 - Roof Openings



**Note:**

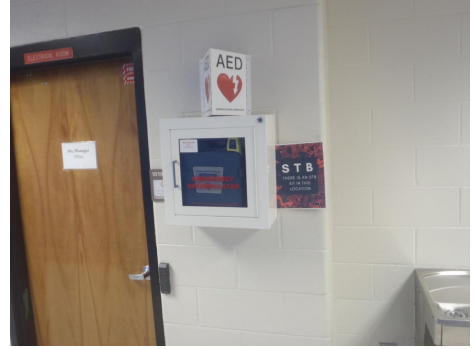
**System:** C1010 - Partitions



**Note:**

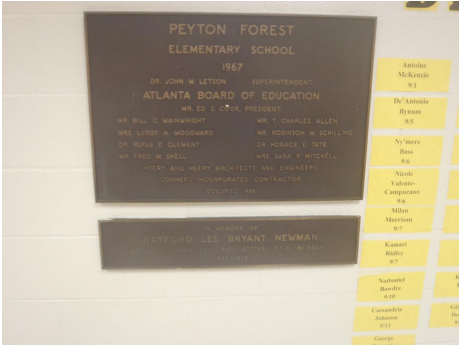
## School Assessment Report - 1968 Bldg 2010

### System: C1020 - Interior Doors



### Note:

### System: C1030 - Fittings



### Note:

### System: C3010220 - Tile

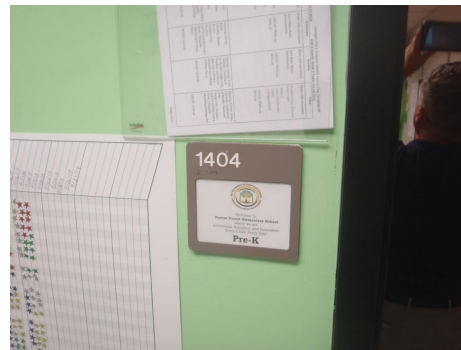
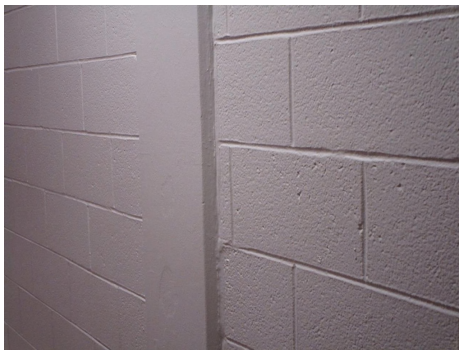


### Note:



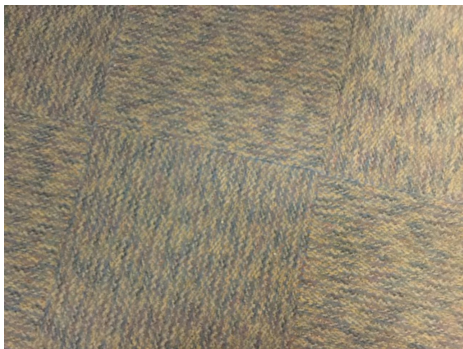
## School Assessment Report - 1968 Bldg 2010

**System:** C3010230 - Paint & Covering



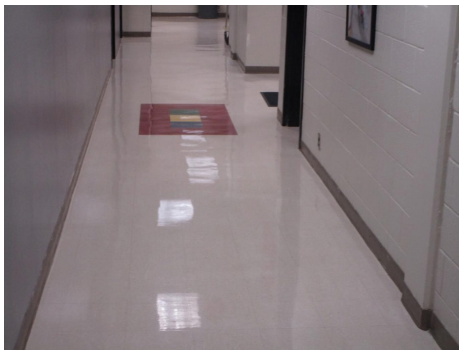
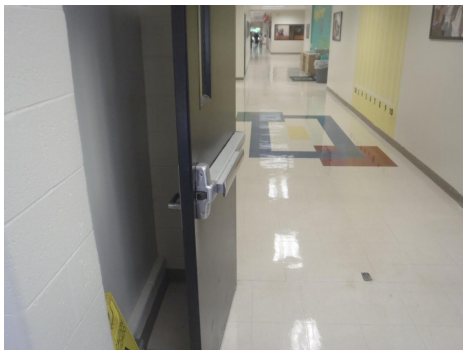
**Note:**

**System:** C3020901 - Carpet



**Note:**

**System:** C3020903 - VCT



**Note:**

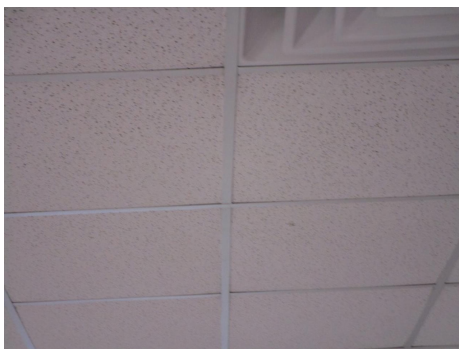
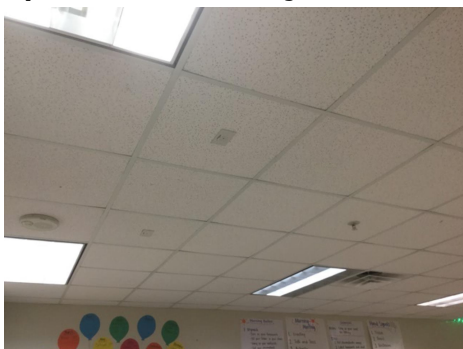
## School Assessment Report - 1968 Bldg 2010

**System:** C3020999 - Other - Vinyl Sheet



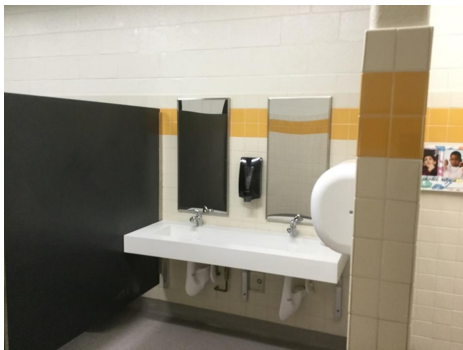
**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures

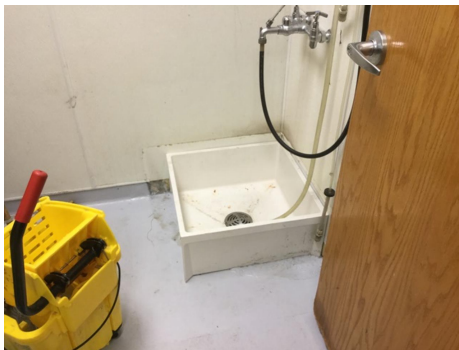


**Note:**



## School Assessment Report - 1968 Bldg 2010

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage

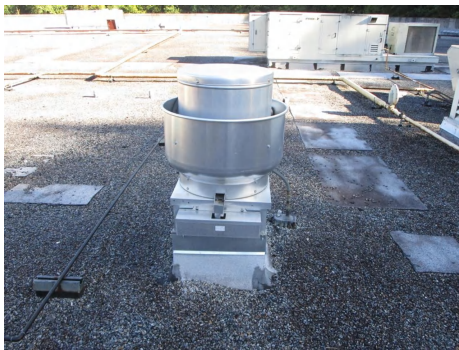


**Note:**



## School Assessment Report - 1968 Bldg 2010

### System: D3040 - Distribution Systems



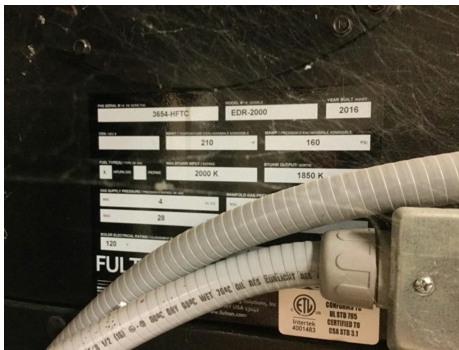
### Note:

### System: D3050 - Terminal & Package Units



### Note:

### System: D3060 - Controls & Instrumentation



### Note:

## School Assessment Report - 1968 Bldg 2010

**System:** D4010 - Sprinklers



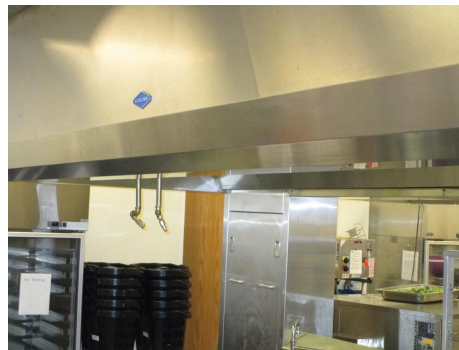
**Note:**

**System:** D4030 - Fire Protection Specialties



**Note:**

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



**Note:**



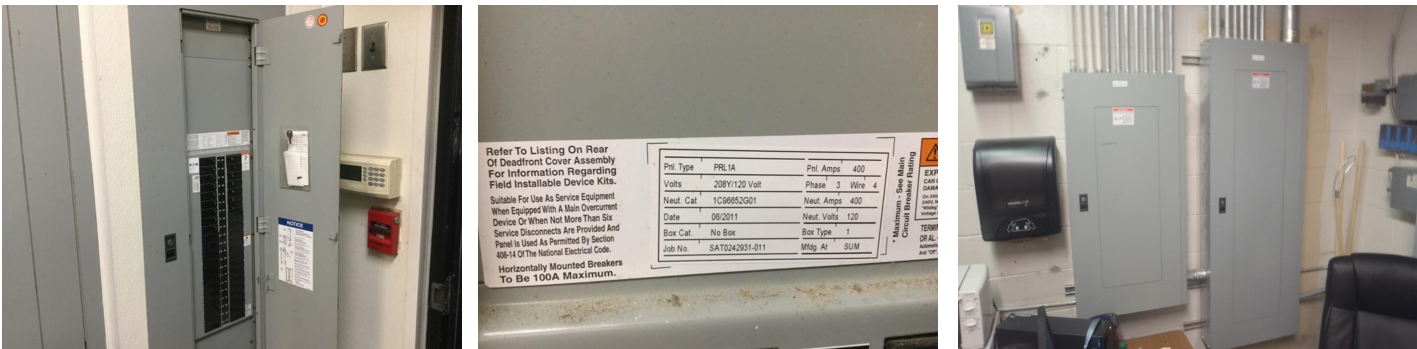
School Assessment Report - 1968 Bldg 2010

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

## School Assessment Report - 1968 Bldg 2010

### System: D5030810 - Security & Detection Systems



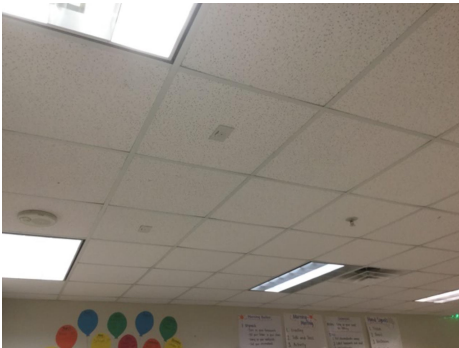
#### Note:

### System: D5030910 - Fire Alarm Systems



#### Note:

### System: D5030920 - Data Communication



#### Note:



## School Assessment Report - 1968 Bldg 2010

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E1090 - Other Equipment



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
<b>Total:</b>	<b>\$482,030</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$303,517</b>	<b>\$5,946</b>	<b>\$624,995</b>	<b>\$48,565</b>	<b>\$0</b>	<b>\$4,520,232</b>	<b>\$5,985,285</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	\$0	\$0	\$0	\$0	\$0	\$646,476	\$646,476
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,915	\$64,915
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	\$624,995	\$0	\$0	\$0	\$624,995
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,769	\$200,769
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010220 - Tile	\$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	\$94,613	\$94,613
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



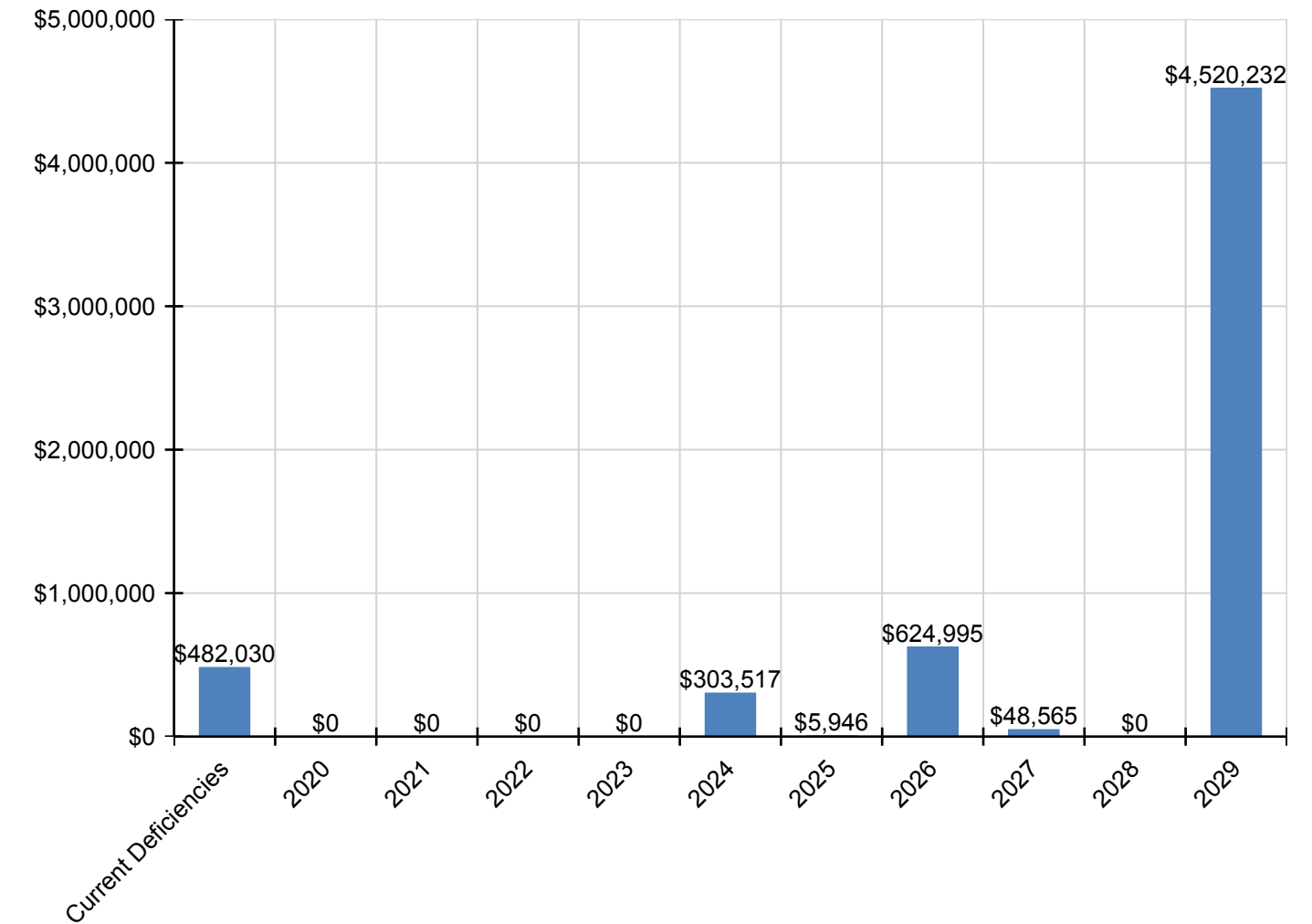
# School Assessment Report - 1968 Bldg 2010

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020901 - Carpet	\$38,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,565	\$0	\$0	\$86,903
C3020903 - VCT	\$0	\$0	\$0	\$0	\$0	\$228,464	\$0	\$0	\$0	\$0	\$0	\$228,464
C3020999 - Other - Vinyl Sheet	\$0	\$0	\$0	\$0	\$0	\$36,952	\$0	\$0	\$0	\$0	\$0	\$36,952
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$675,923	\$675,923
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477,162	\$477,162
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,823	\$127,823
D2040 - Rain Water Drainage	\$22,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,409
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$862,637	\$862,637
D3050 - Terminal & Package Units	\$296,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296,790
D3060 - Controls & Instrumentation	\$124,493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,493
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$5,946	\$0	\$0	\$0	\$0	\$5,946
D4090 - Other Fire Protection Systems	\$0	\$0	\$0	\$0	\$0	\$38,101	\$0	\$0	\$0	\$0	\$0	\$38,101
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	\$163,962	\$163,962
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$342,646	\$342,646
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$512,630	\$512,630
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,053	\$101,053
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,369	\$183,369
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,693	\$6,693
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,561	\$59,561

\* 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.

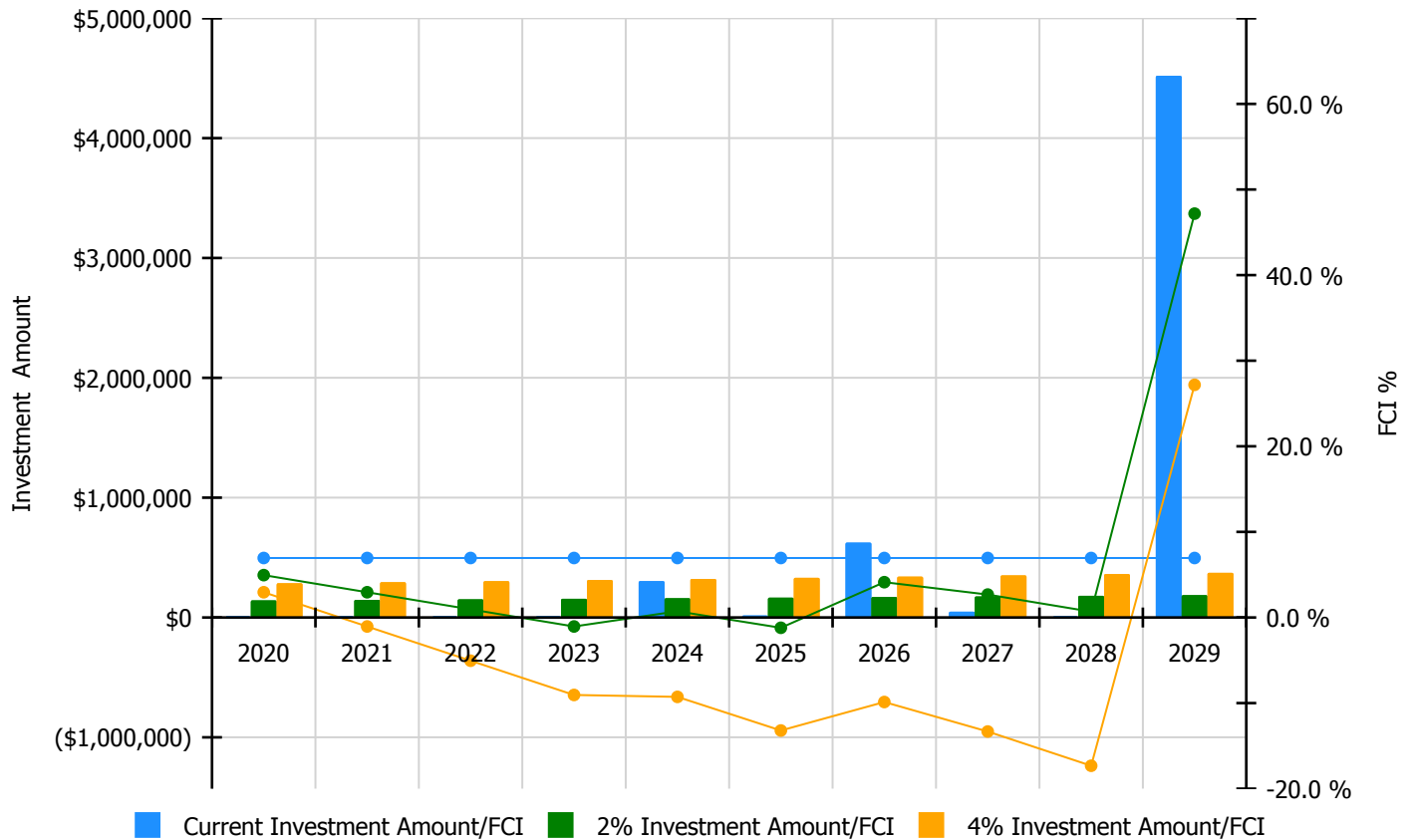


## Condition Index Forecast by Investment Scenario

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

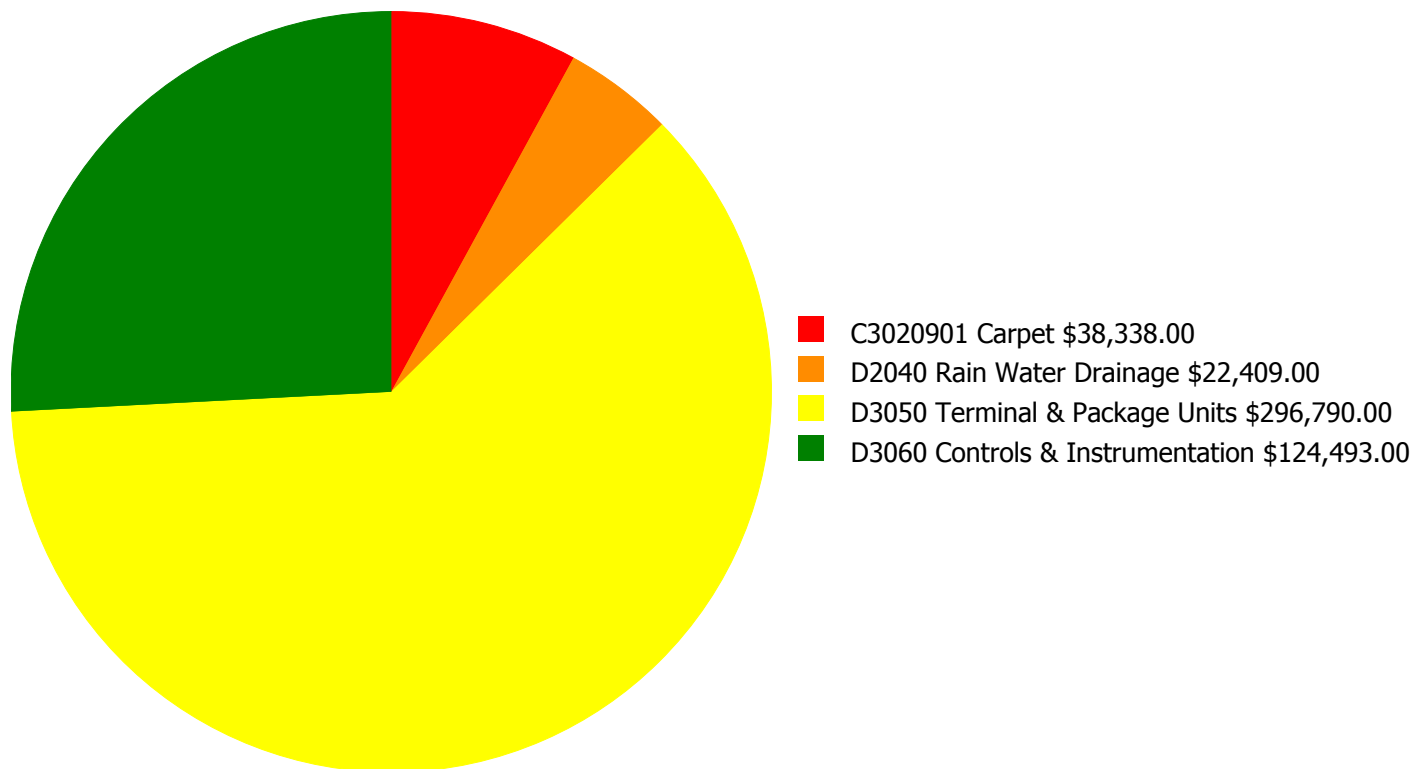
**Facility Investment vs. FCI Forecast**



Year	Investment Amount Current FCI - 6.95%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$142,856.00	4.95 %	\$285,711.00	2.95 %
2021	\$0	\$147,141.00	2.95 %	\$294,283.00	-1.05 %
2022	\$0	\$151,556.00	0.95 %	\$303,111.00	-5.05 %
2023	\$0	\$156,102.00	-1.05 %	\$312,204.00	-9.05 %
2024	\$303,517	\$160,785.00	0.73 %	\$321,571.00	-9.27 %
2025	\$5,946	\$165,609.00	-1.20 %	\$331,218.00	-13.20 %
2026	\$624,995	\$170,577.00	4.13 %	\$341,154.00	-9.87 %
2027	\$48,565	\$175,694.00	2.68 %	\$351,389.00	-13.32 %
2028	\$0	\$180,965.00	0.68 %	\$361,931.00	-17.32 %
2029	\$4,520,232	\$186,394.00	47.18 %	\$372,788.00	27.18 %
<b>Total:</b>	<b>\$5,503,255</b>	<b>\$1,637,679.00</b>		<b>\$3,275,360.00</b>	

## Deficiency Summary by System

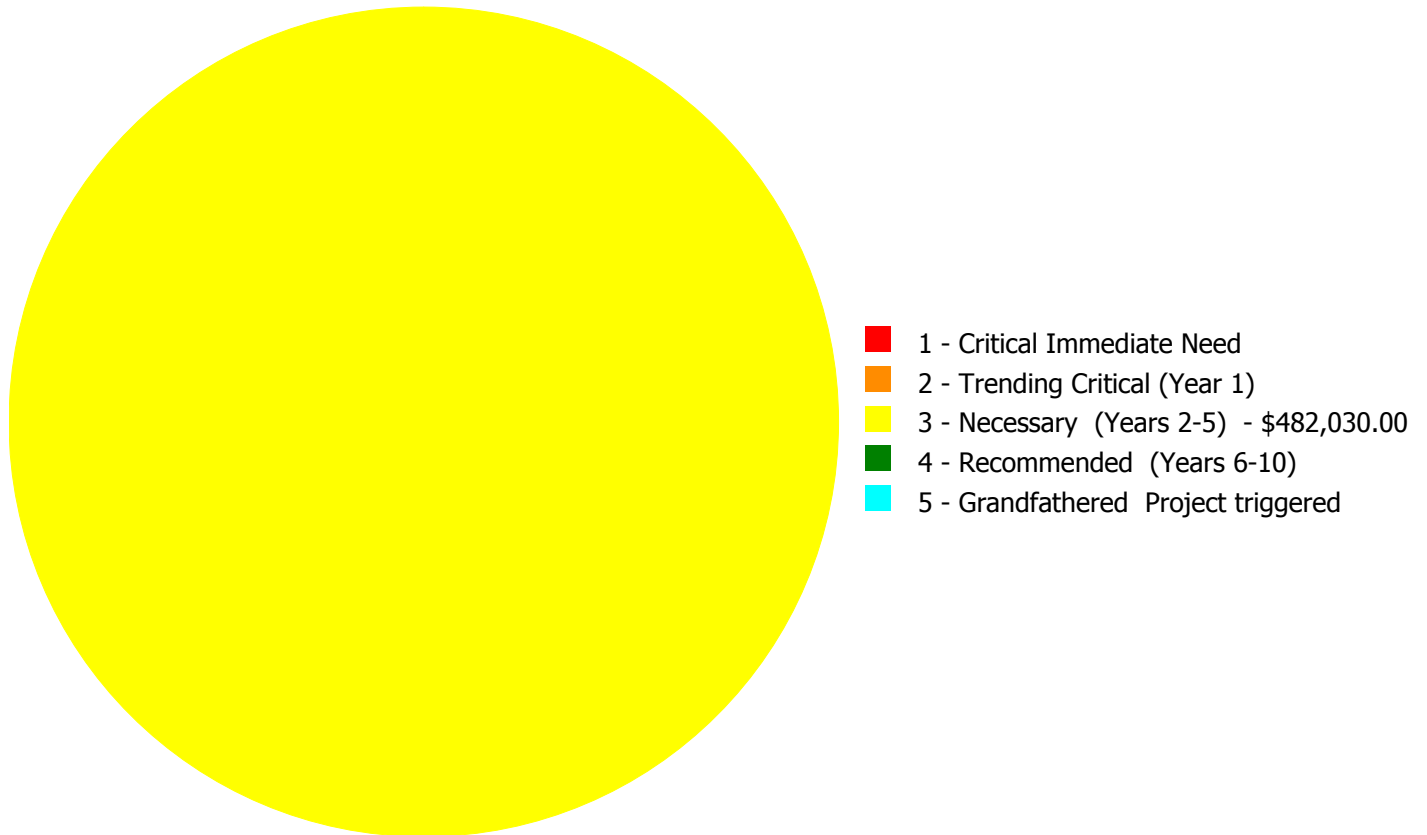
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$482,030.00**

## 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: \$482,030.00**

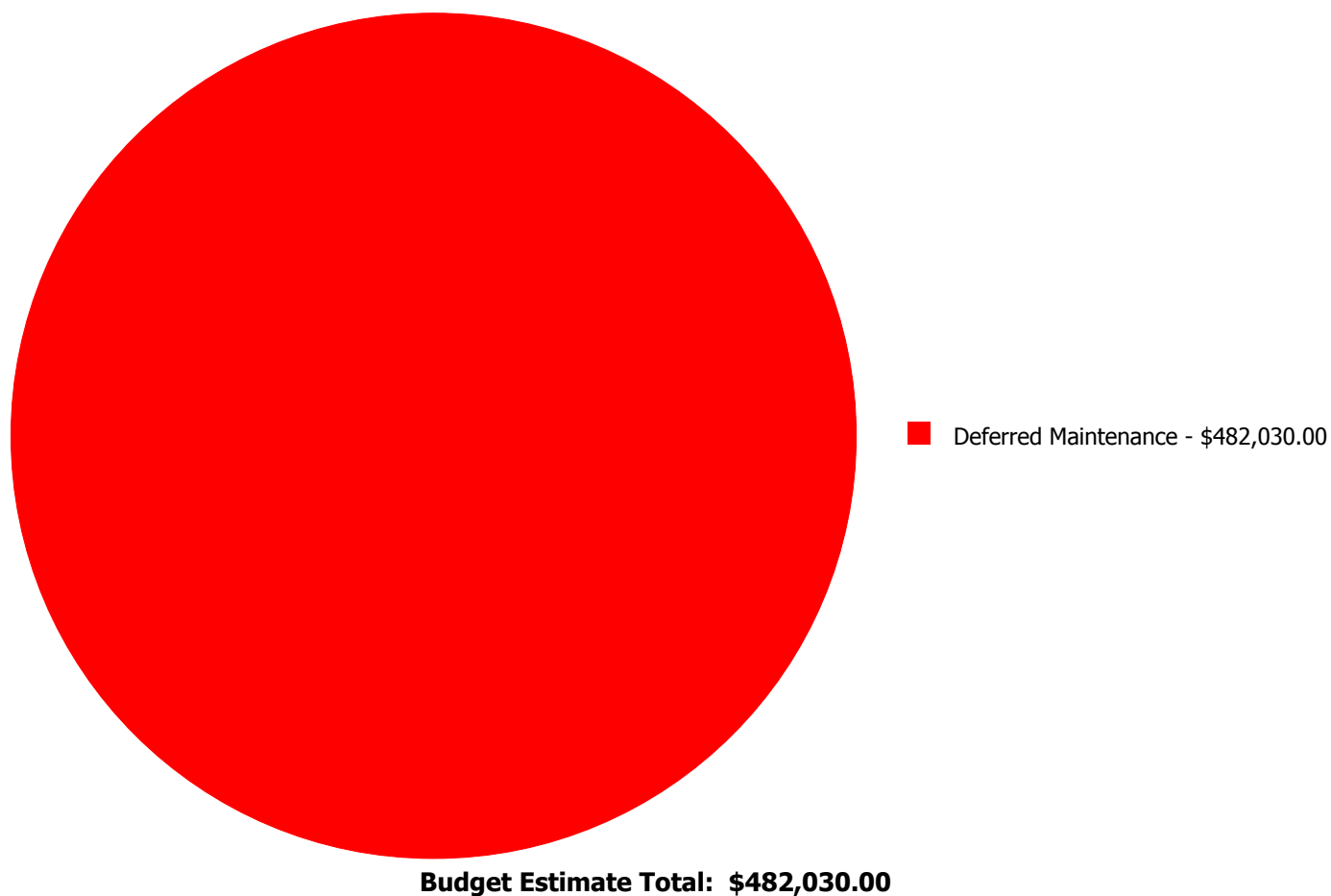
## Deficiency By Priority Investment Table

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
C3020901	Carpet	\$0.00	\$0.00	\$38,338.00	\$0.00	\$0.00	\$38,338.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$22,409.00	\$0.00	\$0.00	\$22,409.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$296,790.00	\$0.00	\$0.00	\$296,790.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$124,493.00	\$0.00	\$0.00	\$124,493.00
	<b>Total:</b>	\$0.00	\$0.00	\$482,030.00	\$0.00	\$0.00	\$482,030.00

## 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: C3020901 - Carpet**



**Location:** Throughout Building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 4,647.00  
**Unit of Measure:** S.F.  
**Estimate:** \$38,338.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 10/29/2019

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

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



**Location:** Rooftop  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 45,270.00  
**Unit of Measure:** S.F.  
**Estimate:** \$22,409.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 10/01/2019

**Notes:**

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



**Location:** Throughout Building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 45,270.00  
**Unit of Measure:** S.F.  
**Estimate:** \$296,790.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 10/06/2020

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

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**System: D3060 - Controls & Instrumentation**



**Location:** Throughout Building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 45,270.00  
**Unit of Measure:** S.F.  
**Estimate:** \$124,493.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 10/06/2020

**Notes:** The controls and instrumentation is beyond its expected service life and should be scheduled for replacement.

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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:	Elementary
Gross Area (SF):	11,110
Year Built:	1993
Last Renovation:	2009
Replacement Value:	\$1,777,269
Repair Cost:	\$32,141.00
Total FCI:	1.81 %
Total RSLI:	52.63 %
FCA Score:	98.19



### Description:

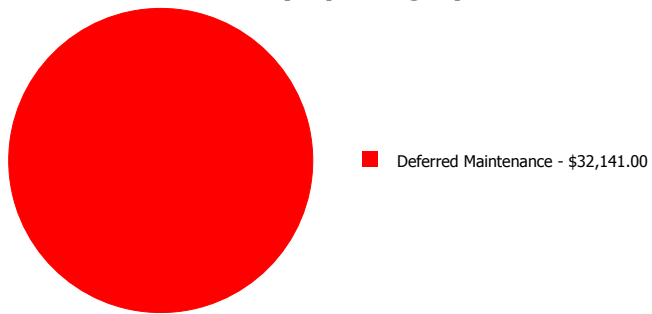
The narrative for this building is included in the Executive Summary Description at the front of this report.

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

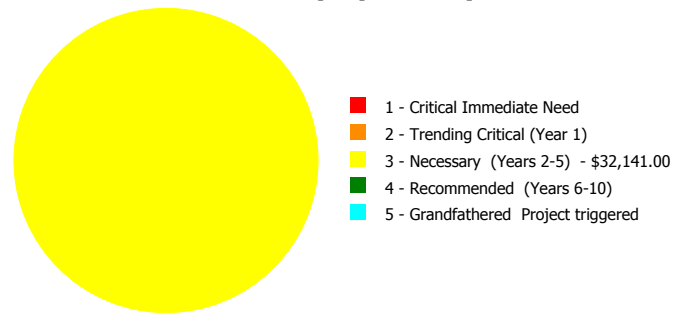
## Dashboard Summary

Function:	Elementary	Gross Area:	11,110
Year Built:	1993	Last Renovation:	2009
Repair Cost:	\$32,141	Replacement Value:	\$1,777,269
FCI:	1.81 %	RSLI%:	52.63 %

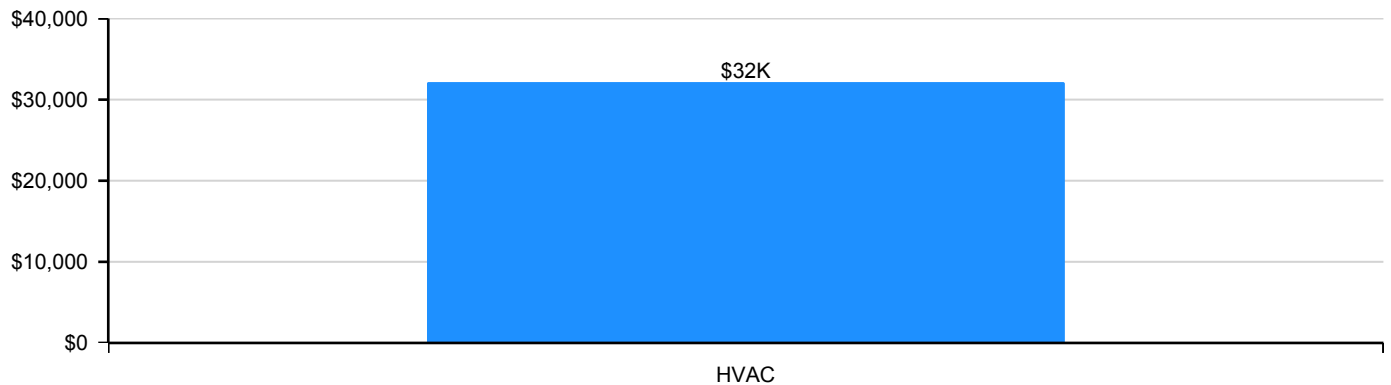
**Deficiency By Category**



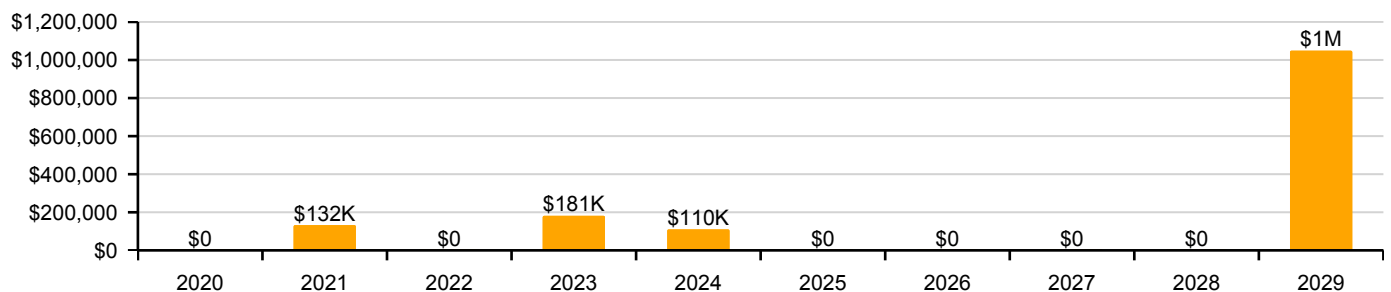
**Deficiency By Priority**



**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	74.00 %	0.00 %	\$0.00
B10 - Superstructure	74.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	49.28 %	0.00 %	\$0.00
B30 - Roofing	8.00 %	0.00 %	\$0.00
C10 - Interior Construction	68.94 %	0.00 %	\$0.00
C30 - Interior Finishes	41.57 %	0.00 %	\$0.00
D20 - Plumbing	44.27 %	0.00 %	\$0.00
D30 - HVAC	44.51 %	12.07 %	\$32,141.00
D40 - Fire Protection	65.86 %	0.00 %	\$0.00
D50 - Electrical	49.58 %	0.00 %	\$0.00
E20 - Furnishings	50.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>52.63 %</b>	<b>1.81 %</b>	<b>\$32,141.00</b>



## Photo Album

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

1). Northern Exterior Elevation - Jan 16, 2020



2). Eastern Exterior Elevation - Jan 16, 2020



3). Southern Exterior Elevation - Jan 16, 2020



4). Western Exterior Elevation - Jan 16, 2020



## Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$8.71	S.F.	11,110	100	1993	2093		74.00 %	0.00 %	74			\$96,768
A1030	Slab on Grade	\$7.36	S.F.	11,110	100	1993	2093		74.00 %	0.00 %	74			\$81,770
B1020	Roof Construction	\$14.30	S.F.	11,110	100	1993	2093		74.00 %	0.00 %	74			\$158,873
B2010	Exterior Walls	\$16.29	S.F.	11,110	100	1993	2093		74.00 %	0.00 %	74			\$180,982
B2020	Exterior Windows	\$10.16	S.F.	11,110	30	1993	2023		13.33 %	0.00 %	4			\$112,878
B2030	Exterior Doors	\$1.04	S.F.	11,110	30	1993	2023		13.33 %	0.00 %	4			\$11,554
B3010105	Built-Up	\$7.15	S.F.	11,110	25	1996	2021		8.00 %	0.00 %	2			\$79,437
C1010	Partitions	\$6.61	S.F.	11,110	100	1993	2093		74.00 %	0.00 %	74			\$73,437
C1020	Interior Doors	\$4.30	S.F.	11,110	40	2009	2049		75.00 %	0.00 %	30			\$47,773
C1030	Fittings	\$3.14	S.F.	11,110	20	2009	2029		50.00 %	0.00 %	10			\$34,885
C3010230	Paint & Covering	\$1.47	S.F.	11,110	10	1993	2003		0.00 %	0.00 %	-16			\$16,332
C3020903	VCT	\$3.48	S.F.	11,110	15	2009	2024		33.33 %	0.00 %	5			\$38,663
C3030	Ceiling Finishes	\$10.65	S.F.	11,110	20	2009	2029		50.00 %	0.00 %	10			\$118,322
D2010	Plumbing Fixtures	\$7.50	S.F.	11,110	20	2009	2029		50.00 %	0.00 %	10			\$83,325
D2020	Domestic Water Distribution	\$0.83	S.F.	11,110	30	2009	2039		66.67 %	0.00 %	20			\$9,221
D2030	Sanitary Waste	\$1.99	S.F.	11,110	30	1993	2023		13.33 %	0.00 %	4			\$22,109
D3020	Heat Generating Systems	\$3.27	S.F.	11,110	20	2009	2029		50.00 %	0.00 %	10			\$36,330
D3030	Cooling Generating Systems	\$5.50	S.F.	11,110	20	2009	2029		50.00 %	0.00 %	10			\$61,105
D3040	Distribution Systems	\$12.56	S.F.	11,110	20	2009	2029		50.00 %	0.00 %	10			\$139,542
D3060	Controls & Instrumentation	\$2.63	S.F.	11,110	15	2009	2024	2019	0.00 %	110.00 %	0		\$32,141.00	\$29,219
D4010	Sprinklers	\$4.84	S.F.	11,110	30	2009	2039		66.67 %	0.00 %	20			\$53,772
D4030	Fire Protection Specialties	\$0.12	S.F.	11,110	15	2009	2024		33.33 %	0.00 %	5			\$1,333
D5010	Electrical Service/Distribution	\$2.57	S.F.	11,110	20	2009	2029		50.00 %	0.00 %	10			\$28,553
D5020	Branch Wiring	\$5.37	S.F.	11,110	20	2009	2029		50.00 %	0.00 %	10			\$59,661
D5020	Lighting	\$8.06	S.F.	11,110	20	2009	2029		50.00 %	0.00 %	10			\$89,547
D5030810	Security & Detection Systems	\$1.51	Ea.	11,110	20	2009	2029		50.00 %	0.00 %	10			\$16,776
D5030910	Fire Alarm Systems	\$2.74	S.F.	11,110	15	2009	2024		33.33 %	0.00 %	5			\$30,441
D5030920	Data Communication	\$3.56	S.F.	11,110	25	2009	2034		60.00 %	0.00 %	15			\$39,552
E2010	Fixed Furnishings	\$2.26	S.F.	11,110	20	2009	2029		50.00 %	0.00 %	10			\$25,109
<b>Total</b>									<b>52.63 %</b>	<b>1.81 %</b>			<b>\$32,141.00</b>	<b>\$1,777,269</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.

---

**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2020 - Exterior Windows



**Note:**

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**System:** B2030 - Exterior Doors



**Note:**



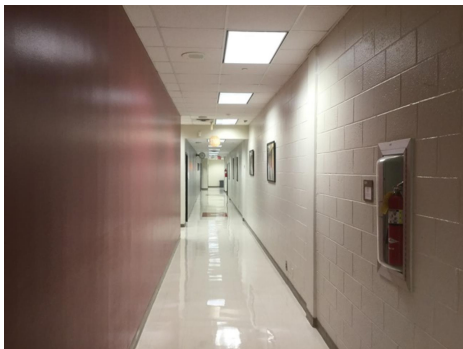
## School Assessment Report - 1993 Bldg 2020

**System:** B3010105 - Built-Up



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

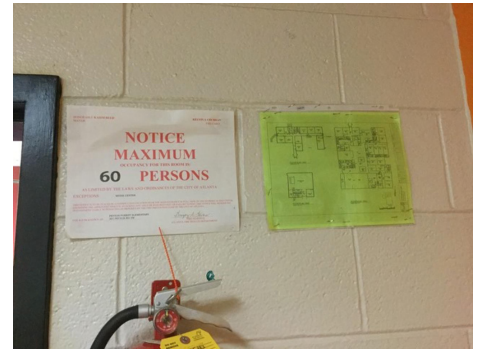
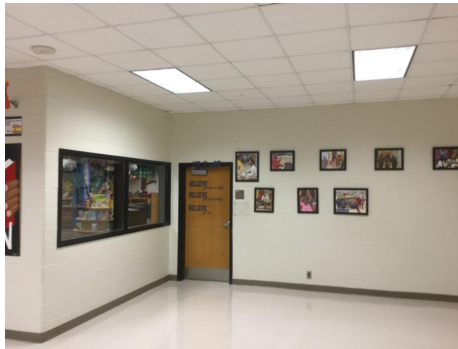
## School Assessment Report - 1993 Bldg 2020

**System:** C1030 - Fittings



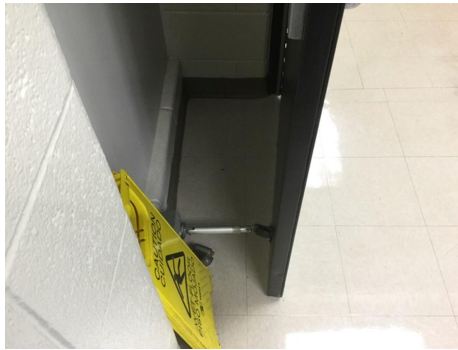
**Note:**

**System:** C3010230 - Paint & Covering



**Note:**

**System:** C3020903 - VCT

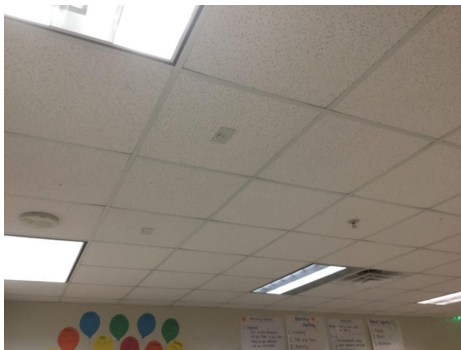


**Note:**



## School Assessment Report - 1993 Bldg 2020

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## School Assessment Report - 1993 Bldg 2020

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:**



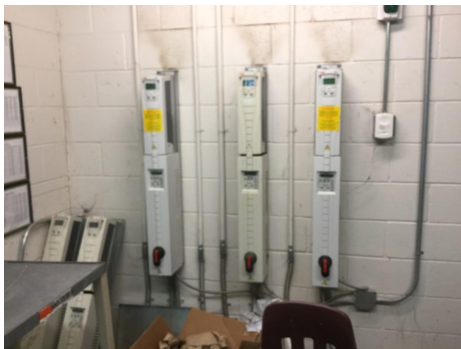
## School Assessment Report - 1993 Bldg 2020

**System:** D3040 - Distribution Systems



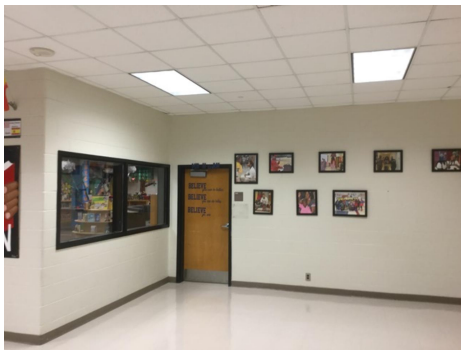
**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

**System:** D4010 - Sprinklers

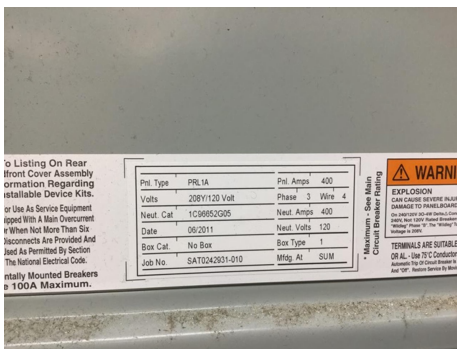


**Note:**

**System:** D4030 - Fire Protection Specialties



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



**System:** D5020 - Branch Wiring

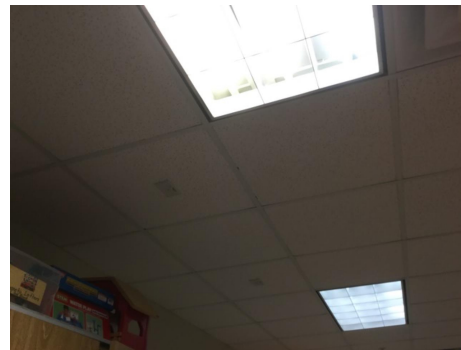
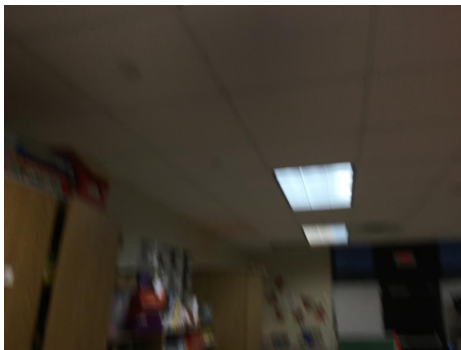


**Note:**



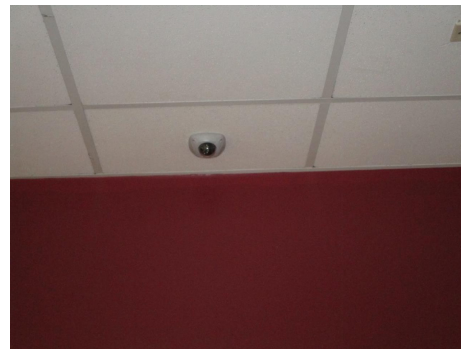
## School Assessment Report - 1993 Bldg 2020

### System: D5020 - Lighting



### Note:

### System: D5030810 - Security & Detection Systems



### Note:

### System: D5030910 - Fire Alarm Systems



### Note:



## School Assessment Report - 1993 Bldg 2020

**System:** D5030920 - Data Communication



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
<b>Total:</b>	<b>\$32,141</b>	<b>\$0</b>	<b>\$132,310</b>	<b>\$0</b>	<b>\$181,426</b>	<b>\$109,992</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,048,839</b>	<b>\$1,504,709</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	\$139,749	\$0	\$0	\$0	\$0	\$0	\$0	\$139,749
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$14,305	\$0	\$0	\$0	\$0	\$0	\$0	\$14,305
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	\$132,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,310
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,571	\$51,571
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010230 - Paint & Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,143	\$24,143
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020903 - VCT	\$0	\$0	\$0	\$0	\$0	\$69,472	\$0	\$0	\$0	\$0	\$0	\$69,472
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,916	\$174,916

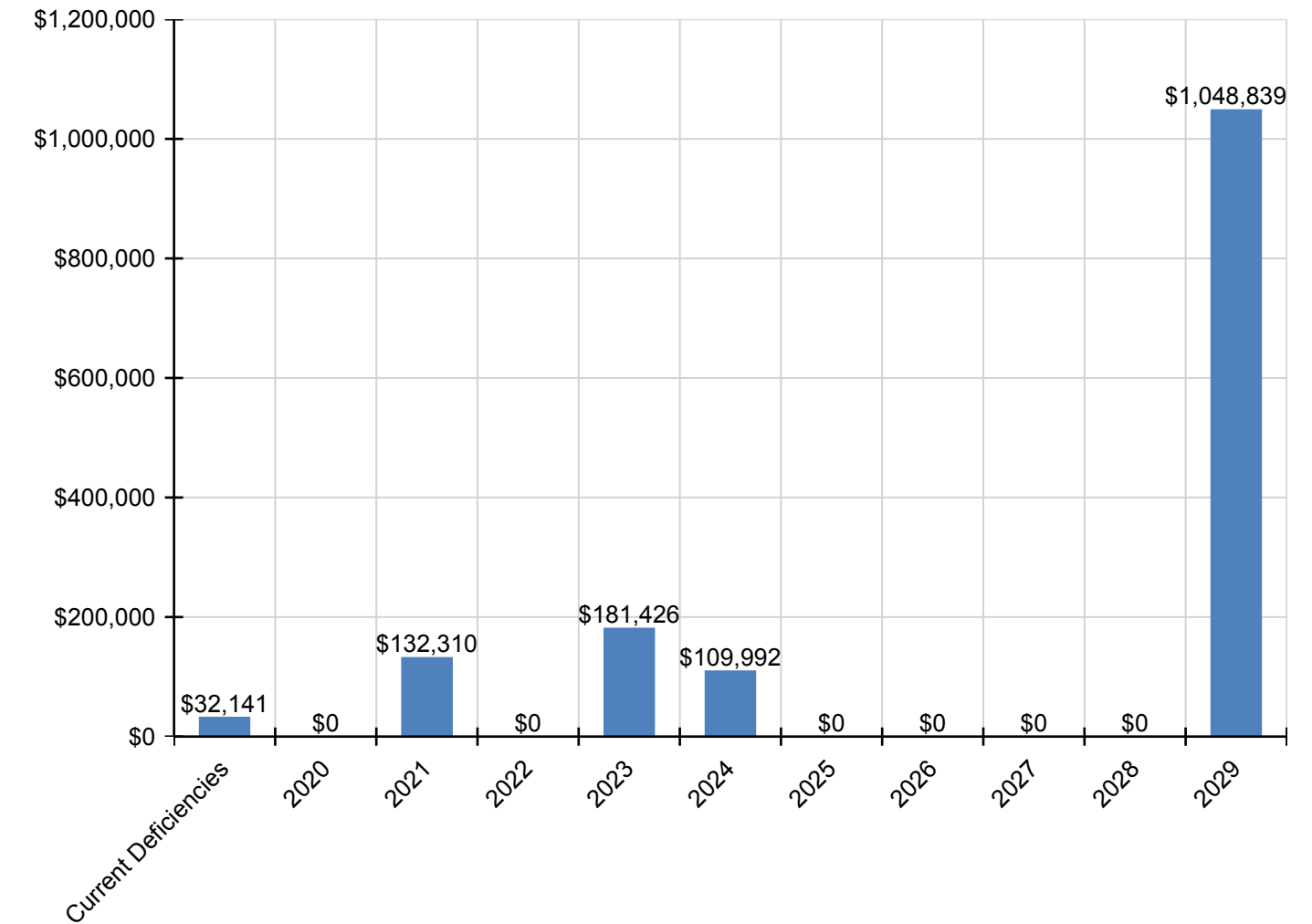
# School Assessment Report - 1993 Bldg 2020

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,181	\$123,181
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$27,372	\$0	\$0	\$0	\$0	\$0	\$0	\$27,372
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,707	\$53,707
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,333	\$90,333
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,286	\$206,286
D3060 - Controls & Instrumentation	\$32,141	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,141
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$1,701	\$0	\$0	\$0	\$0	\$0	\$1,701
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	\$42,210	\$42,210
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,197	\$88,197
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,377	\$132,377
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,801	\$24,801
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$38,819	\$0	\$0	\$0	\$0	\$0	\$38,819
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,118	\$37,118

\* 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.

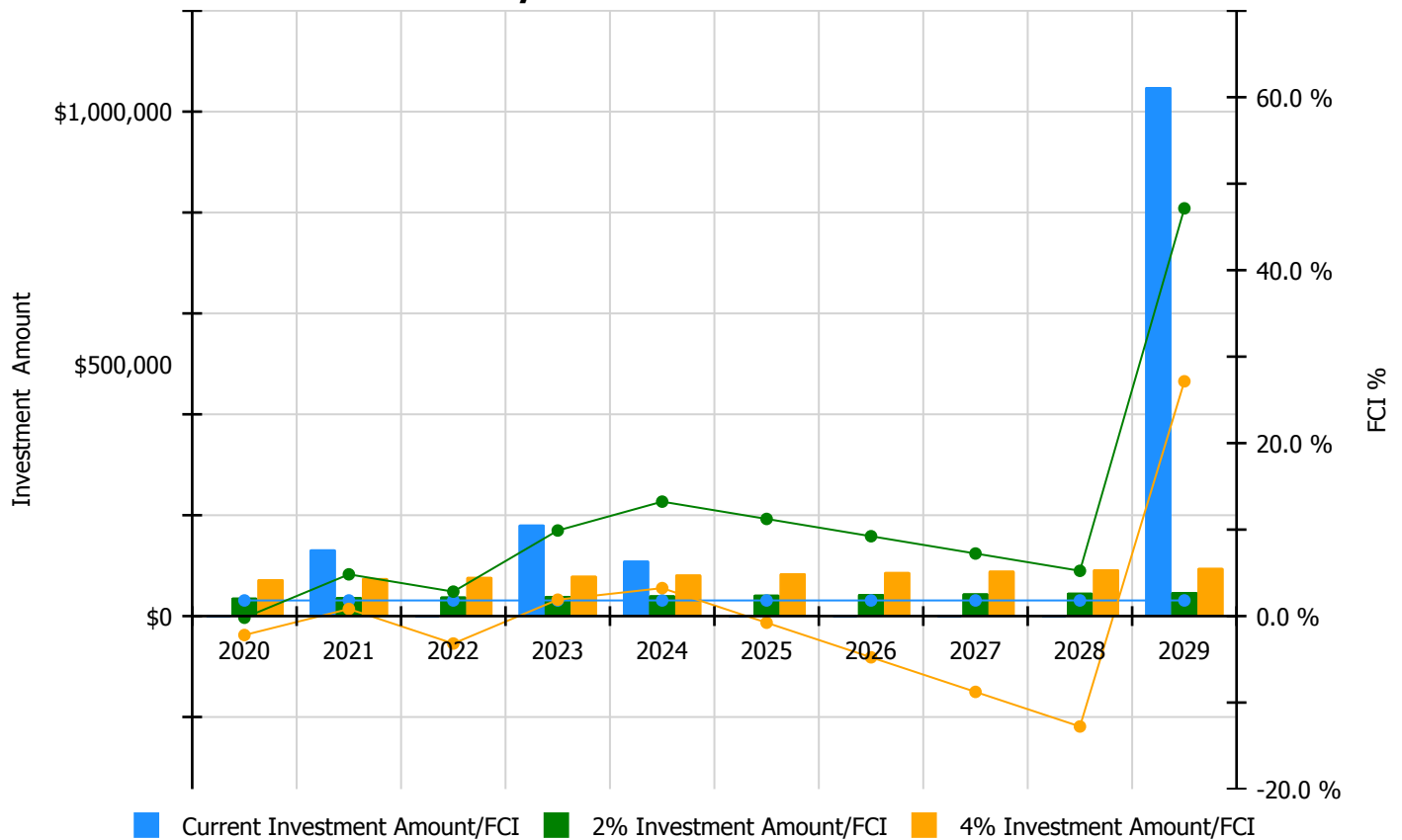


## Condition Index Forecast by Investment Scenario

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

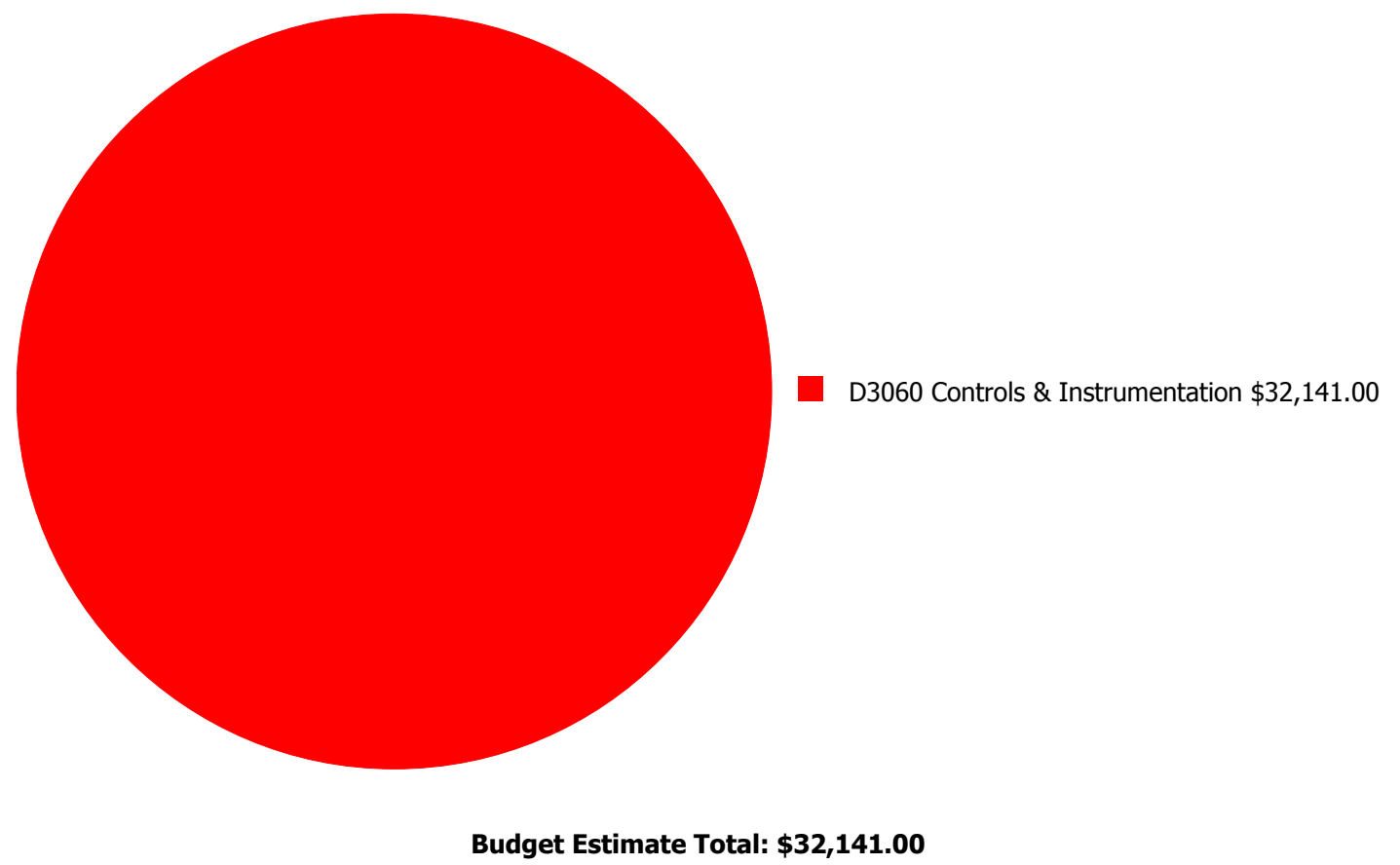
**Facility Investment vs. FCI Forecast**



Year	Investment Amount Current FCI - 1.81%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$36,612.00	-0.19 %	\$73,223.00	-2.19 %
2021	\$132,310	\$37,710.00	4.83 %	\$75,420.00	0.83 %
2022	\$0	\$38,841.00	2.83 %	\$77,683.00	-3.17 %
2023	\$181,426	\$40,007.00	9.90 %	\$80,013.00	1.90 %
2024	\$109,992	\$41,207.00	13.23 %	\$82,414.00	3.23 %
2025	\$0	\$42,443.00	11.23 %	\$84,886.00	-0.77 %
2026	\$0	\$43,716.00	9.23 %	\$87,433.00	-4.77 %
2027	\$0	\$45,028.00	7.23 %	\$90,056.00	-8.77 %
2028	\$0	\$46,379.00	5.23 %	\$92,757.00	-12.77 %
2029	\$1,048,839	\$47,770.00	47.15 %	\$95,540.00	27.15 %
<b>Total:</b>	<b>\$1,472,568</b>	<b>\$419,713.00</b>		<b>\$839,425.00</b>	

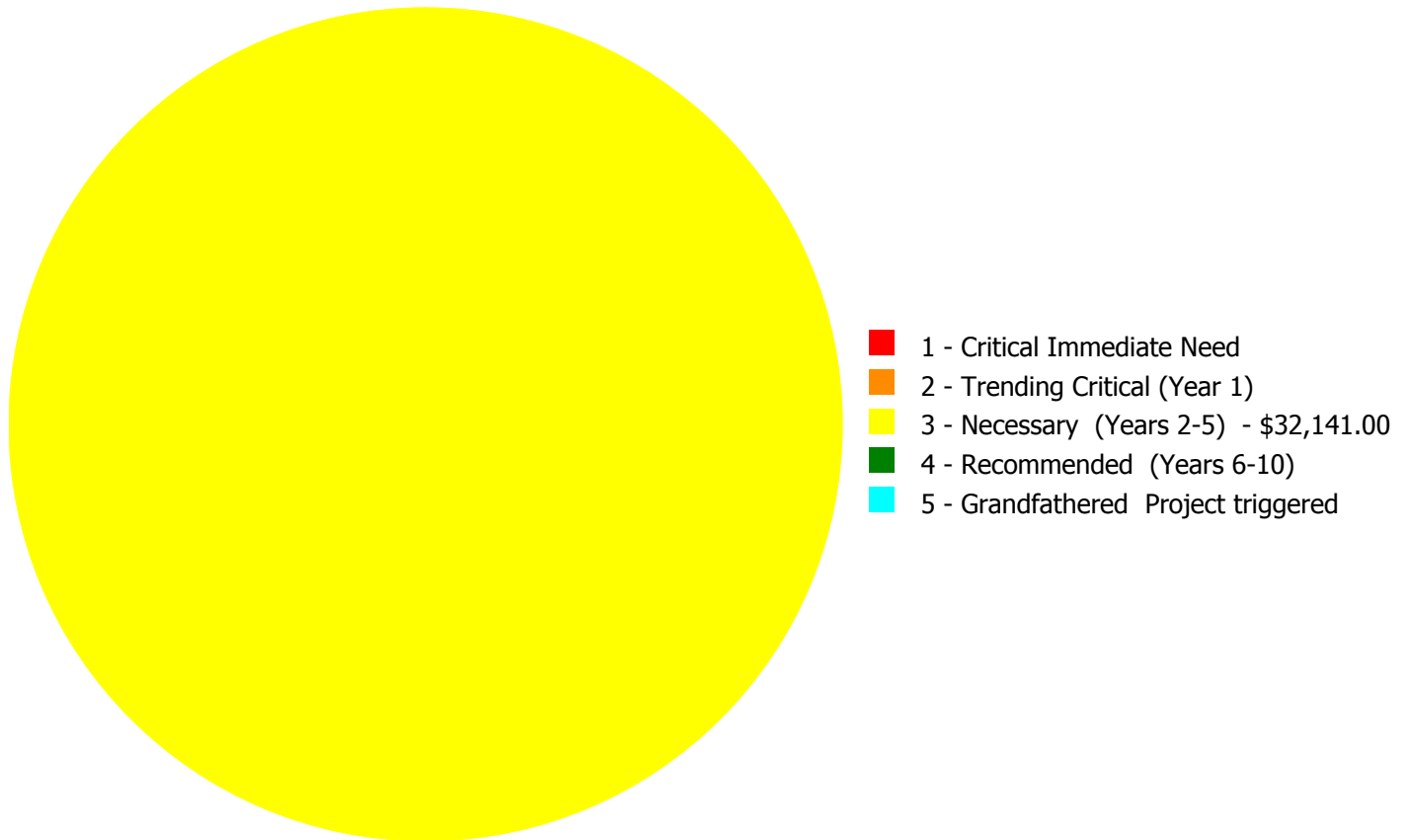
Deficiency Summary by System

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: \$32,141.00**

## Deficiency By Priority Investment Table

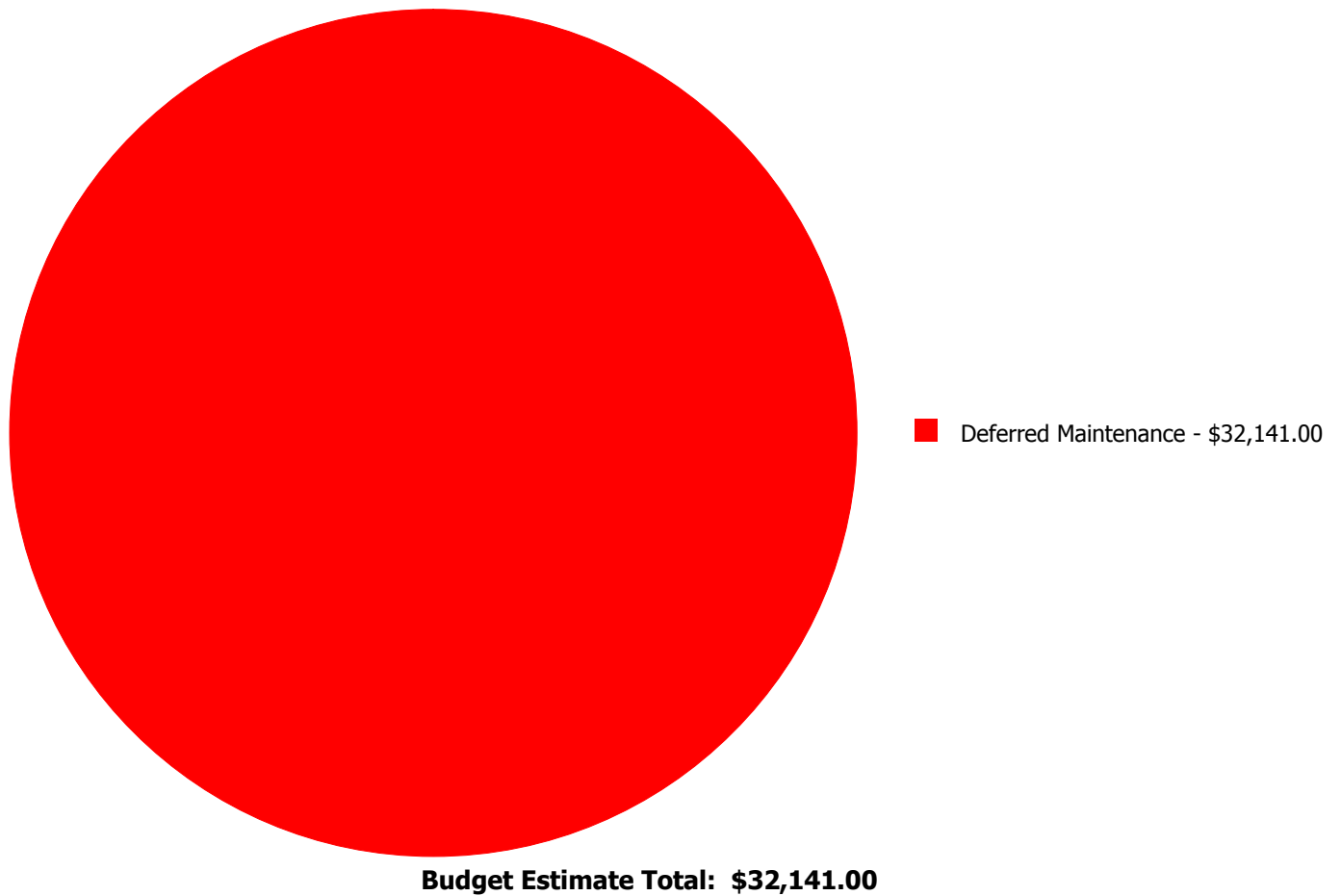
The table below shows the current investment cost grouped by deficiency priority and building system.

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
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$32,141.00	\$0.00	\$0.00	\$32,141.00
	<b>Total:</b>	\$0.00	\$0.00	\$32,141.00	\$0.00	\$0.00	\$32,141.00



## 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: D3060 - Controls & Instrumentation



**Location:** Throughout Building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,110.00  
**Unit of Measure:** S.F.  
**Estimate:** \$32,141.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 10/06/2020

**Notes:** The control and instrumentation is beyond its expected service life and should be scheduled for replacement.

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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:	Elementary
Gross Area (SF):	7,920
Year Built:	1993
Last Renovation:	2009
Replacement Value:	\$1,294,328
Repair Cost:	\$162,820.00
Total FCI:	12.58 %
Total RSLI:	50.19 %
FCA Score:	87.42



### Description:

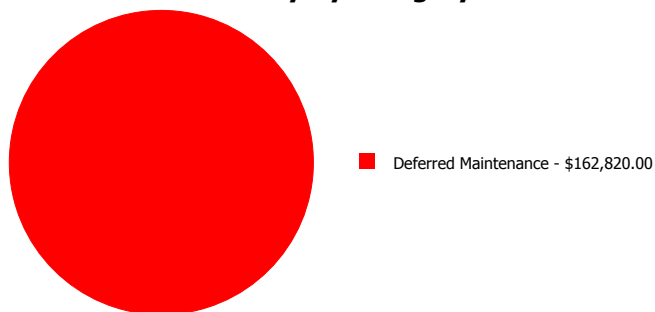
The narrative for this building is included in the Executive Summary Description at the front of this report.

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

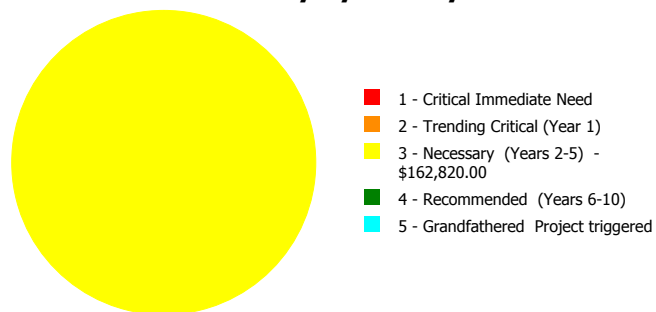
## Dashboard Summary

Function:	Elementary	Gross Area:	7,920
Year Built:	1993	Last Renovation:	2009
Repair Cost:	\$162,820	Replacement Value:	\$1,294,328
FCI:	12.58 %	RSLI%:	50.19 %

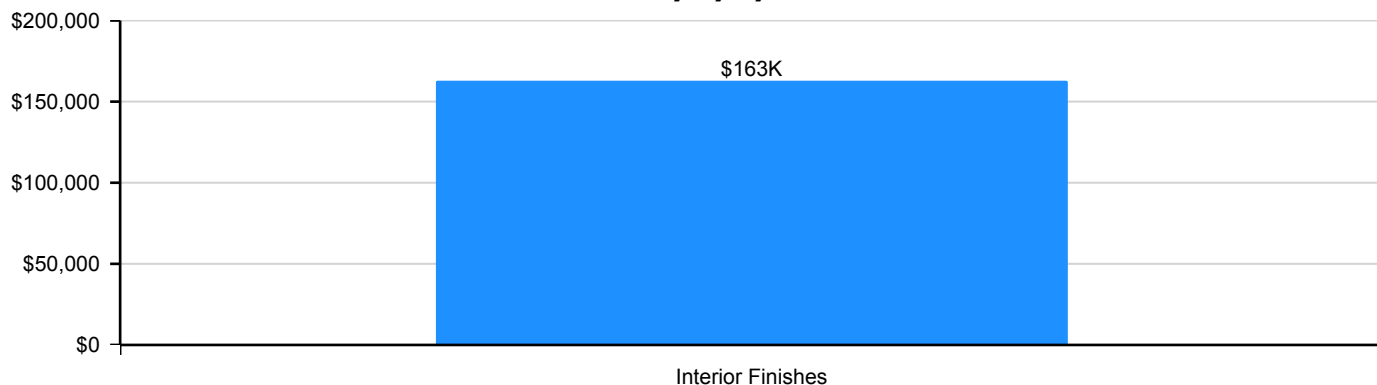
**Deficiency By Category**



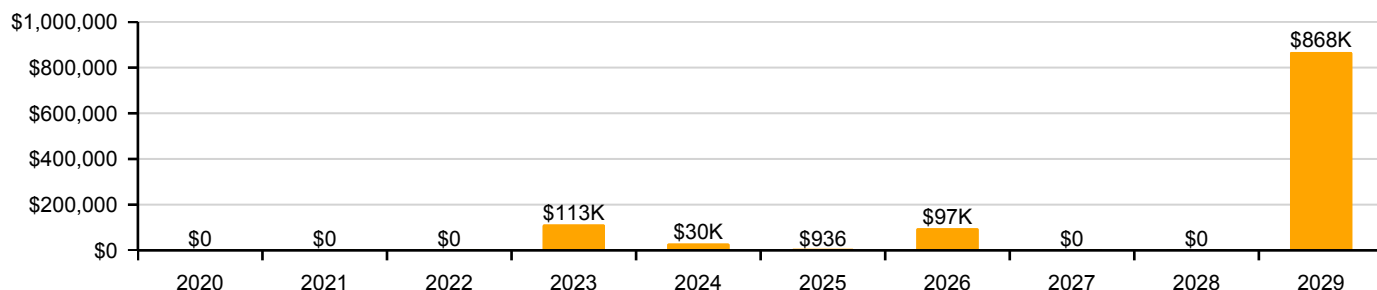
**Deficiency By Priority**



**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	74.00 %	0.00 %	\$0.00
B10 - Superstructure	74.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	49.34 %	0.00 %	\$0.00
B30 - Roofing	23.33 %	0.00 %	\$0.00
C10 - Interior Construction	68.92 %	0.00 %	\$0.00
C30 - Interior Finishes	18.82 %	62.48 %	\$162,820.00
D20 - Plumbing	44.23 %	0.00 %	\$0.00
D30 - HVAC	67.08 %	0.00 %	\$0.00
D40 - Fire Protection	66.11 %	0.00 %	\$0.00
D50 - Electrical	50.00 %	0.00 %	\$0.00
E20 - Furnishings	50.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>50.19 %</b>	<b>12.58 %</b>	<b>\$162,820.00</b>



## Photo Album

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

1). Northern Exterior Elevation - Oct 29, 2019



2). Eastern Exterior Elevation - Jan 16, 2020



3). Eastern Exterior Elevation - Jan 16, 2020



4). Southern Exterior Elevation - Jan 16, 2020



5). Western Exterior Elevation - Jan 16, 2020



## Condition Detail

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

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

**System Listing**

## School Assessment Report - 1993 Bldg 2030

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$7.62	S.F.	7,920	100	1993	2093		74.00 %	0.00 %	74			\$60,350
A1030	Slab on Grade	\$6.40	S.F.	7,920	100	1993	2093		74.00 %	0.00 %	74			\$50,688
B1020	Roof Construction	\$12.49	S.F.	7,920	100	1993	2093		74.00 %	0.00 %	74			\$98,921
B2010	Exterior Walls	\$14.27	S.F.	7,920	100	1993	2093		74.00 %	0.00 %	74			\$113,018
B2020	Exterior Windows	\$8.89	S.F.	7,920	30	1993	2023		13.33 %	0.00 %	4			\$70,409
B2030	Exterior Doors	\$0.88	S.F.	7,920	30	1993	2023		13.33 %	0.00 %	4			\$6,970
B3010130	Preformed Metal Roofing	\$8.50	S.F.	7,920	30	1996	2026		23.33 %	0.00 %	7			\$67,320
B3020	Roof Openings	\$0.52	S.F.	7,920	30	1996	2026		23.33 %	0.00 %	7			\$4,118
C1010	Partitions	\$5.78	S.F.	7,920	100	1993	2093		74.00 %	0.00 %	74			\$45,778
C1020	Interior Doors	\$3.76	S.F.	7,920	40	2009	2049		75.00 %	0.00 %	30			\$29,779
C1030	Fittings	\$2.76	S.F.	7,920	20	2009	2029		50.00 %	0.00 %	10			\$21,859
C3010230	Paint & Covering	\$1.47	S.F.	7,920	10	2009	2019		0.00 %	0.00 %	0			\$11,642
C3020405	Epoxy	\$17.30	S.F.	1,000	15	2009	2024		33.33 %	0.00 %	5			\$17,300
C3020420	Ceramic Tile	\$16.74	S.F.	400	50	2009	2059		80.00 %	0.00 %	40			\$6,696
C3020903	VCT	\$3.48	S.F.	970	15	2009	2024		33.33 %	0.00 %	5			\$3,376
C3020999	Other - Rubber or Neoprene	\$26.67	S.F.	5,550	10	1993	2003		0.00 %	110.00 %	-16		\$162,820.00	\$148,019
C3030	Ceiling Finishes	\$9.29	S.F.	7,920	20	2009	2029		50.00 %	0.00 %	10			\$73,577
D2010	Plumbing Fixtures	\$6.56	S.F.	7,920	20	2009	2029		50.00 %	0.00 %	10			\$51,955
D2020	Domestic Water Distribution	\$0.75	S.F.	7,920	30	2009	2039		66.67 %	0.00 %	20			\$5,940
D2030	Sanitary Waste	\$1.77	S.F.	7,920	30	1993	2023		13.33 %	0.00 %	4			\$14,018
D3040	Distribution Systems	\$15.16	S.F.	7,920	20	2009	2029		50.00 %	0.00 %	10			\$120,067
D3050	Terminal & Package Units	\$9.86	S.F.	7,920	15	2018	2033		93.33 %	0.00 %	14			\$78,091
D4010	Sprinklers	\$4.22	S.F.	7,920	30	2009	2039		66.67 %	0.00 %	20			\$33,422
D4030	Fire Protection Specialties	\$0.09	S.F.	7,920	15	2010	2025		40.00 %	0.00 %	6			\$713
D5010	Electrical Service/Distribution	\$2.28	S.F.	7,920	20	2009	2029		50.00 %	0.00 %	10			\$18,058
D5020	Branch Wiring	\$4.68	S.F.	7,920	20	2009	2029		50.00 %	0.00 %	10			\$37,066
D5020	Lighting	\$7.04	S.F.	7,920	20	2009	2029		50.00 %	0.00 %	10			\$55,757
D5030810	Security & Detection Systems	\$1.51	S.F.	7,920	20	2009	2029		50.00 %	0.00 %	10			\$11,959
D5030910	Fire & Alarm Systems	\$2.74	S.F.	7,920	20	2009	2029		50.00 %	0.00 %	10			\$21,701
E2010	Fixed Furnishings	\$1.99	S.F.	7,920	20	2009	2029		50.00 %	0.00 %	10			\$15,761
<b>Total</b>									<b>50.19 %</b>	<b>12.58 %</b>			<b>\$162,820.00</b>	<b>\$1,294,328</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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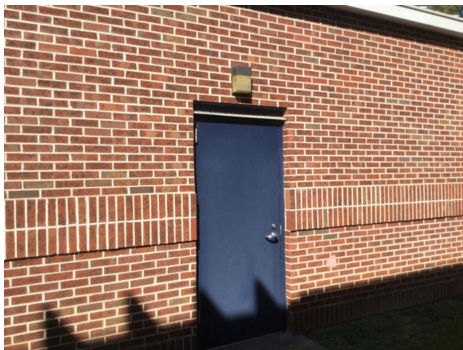
**System:** B2020 - Exterior Windows



**Note:**

## School Assessment Report - 1993 Bldg 2030

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** B3020 - Roof Openings

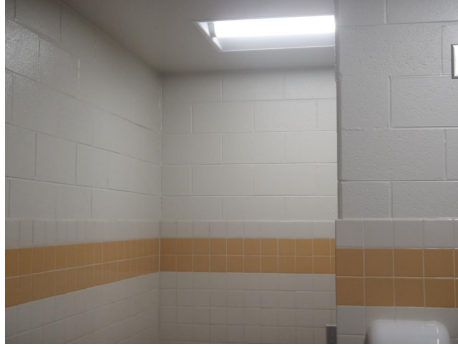


**Note:**



## School Assessment Report - 1993 Bldg 2030

### System: C1010 - Partitions



### Note:

### System: C1020 - Interior Doors



### Note:

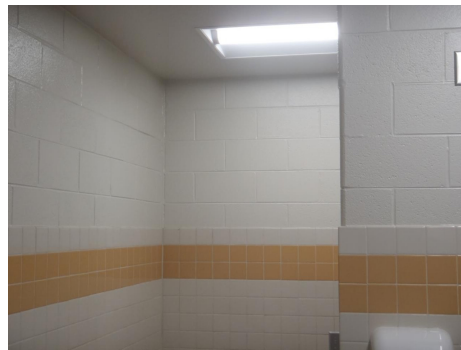
### System: C1030 - Fittings



### Note:

## School Assessment Report - 1993 Bldg 2030

**System:** C3010230 - Paint & Covering



**Note:**

**System:** C3020405 - Epoxy



**Note:**

**System:** C3020420 - Ceramic Tile

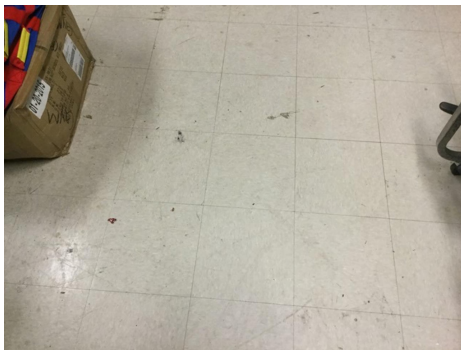
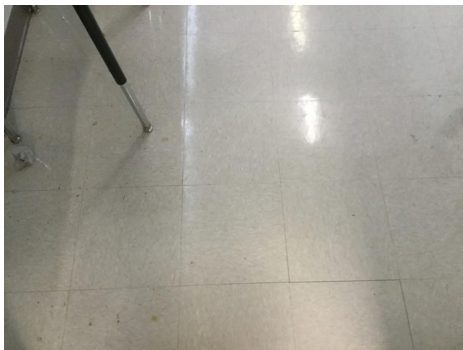


**Note:**



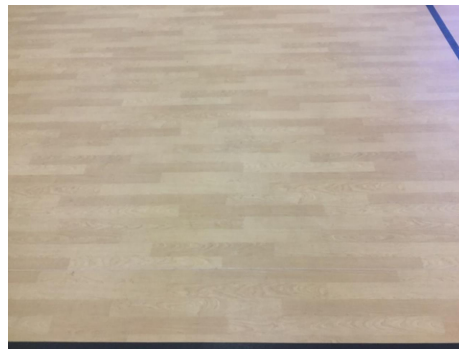
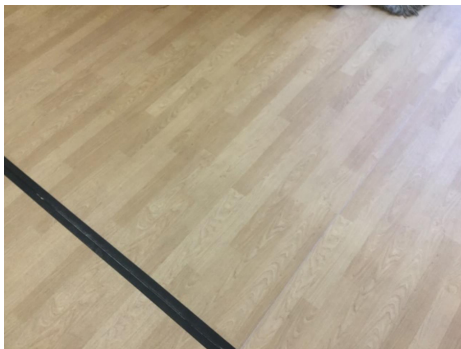
## School Assessment Report - 1993 Bldg 2030

**System:** C3020903 - VCT



**Note:**

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



**Note:**

**System:** C3030 - Ceiling Finishes

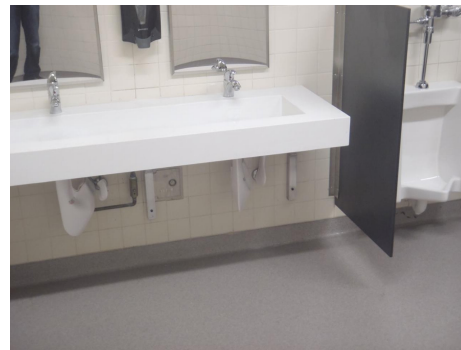


**Note:**



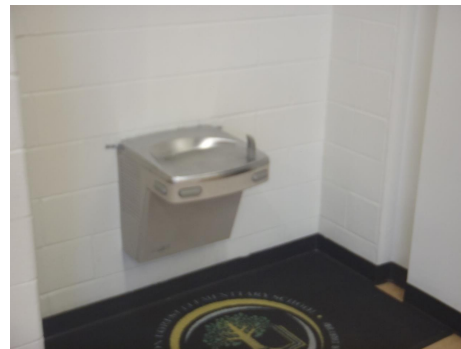
## School Assessment Report - 1993 Bldg 2030

**System:** D2010 - Plumbing Fixtures



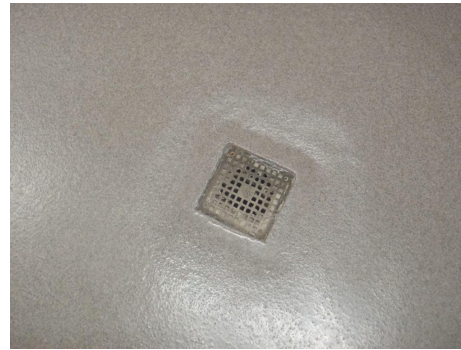
**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

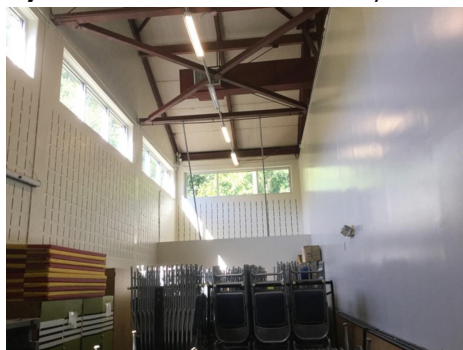
**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems

**System:** D3040 - Distribution Systems



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

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



**System:** D4010 - Sprinklers

**System:** D4010 - Sprinklers

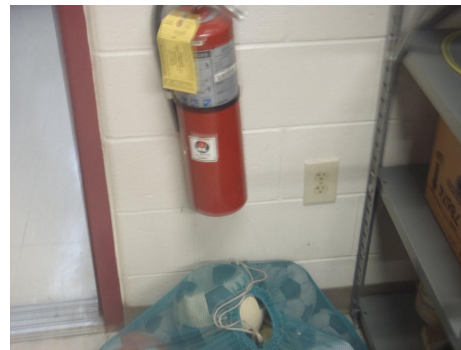
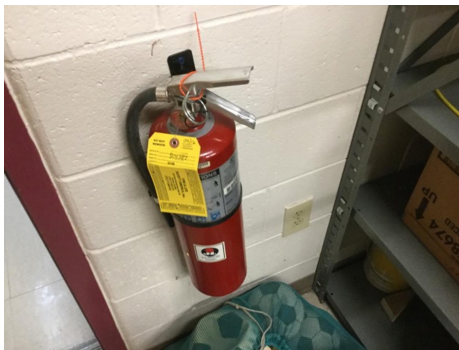


**Note:**



## School Assessment Report - 1993 Bldg 2030

**System:** D4030 - Fire Protection Specialties



**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

## School Assessment Report - 1993 Bldg 2030

**System:** D5020 - Lighting



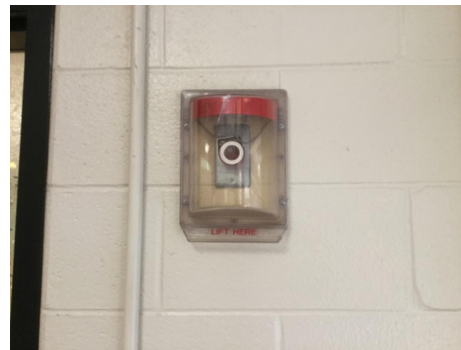
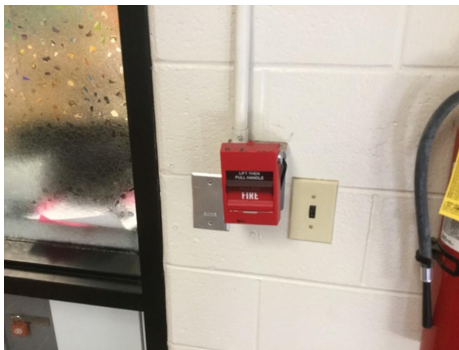
**Note:**

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



**Note:**

**System:** D5030910 - Fire & Alarm Systems



**Note:**

## School Assessment Report - 1993 Bldg 2030

**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>\$162,820</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$113,155</b>	<b>\$29,731</b>	<b>\$936</b>	<b>\$96,646</b>	<b>\$0</b>	<b>\$0</b>	<b>\$868,386</b>	<b>\$1,271,674</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	\$87,171	\$0	\$0	\$0	\$0	\$0	\$0	\$87,171
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$8,629	\$0	\$0	\$0	\$0	\$0	\$0	\$8,629
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,075	\$0	\$0	\$0	\$91,075
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,571	\$0	\$0	\$0	\$5,571
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,314	\$32,314
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	\$17,212	\$17,212
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020405 - Epoxy	\$0	\$0	\$0	\$0	\$0	\$23,665	\$0	\$0	\$0	\$0	\$0	\$23,665

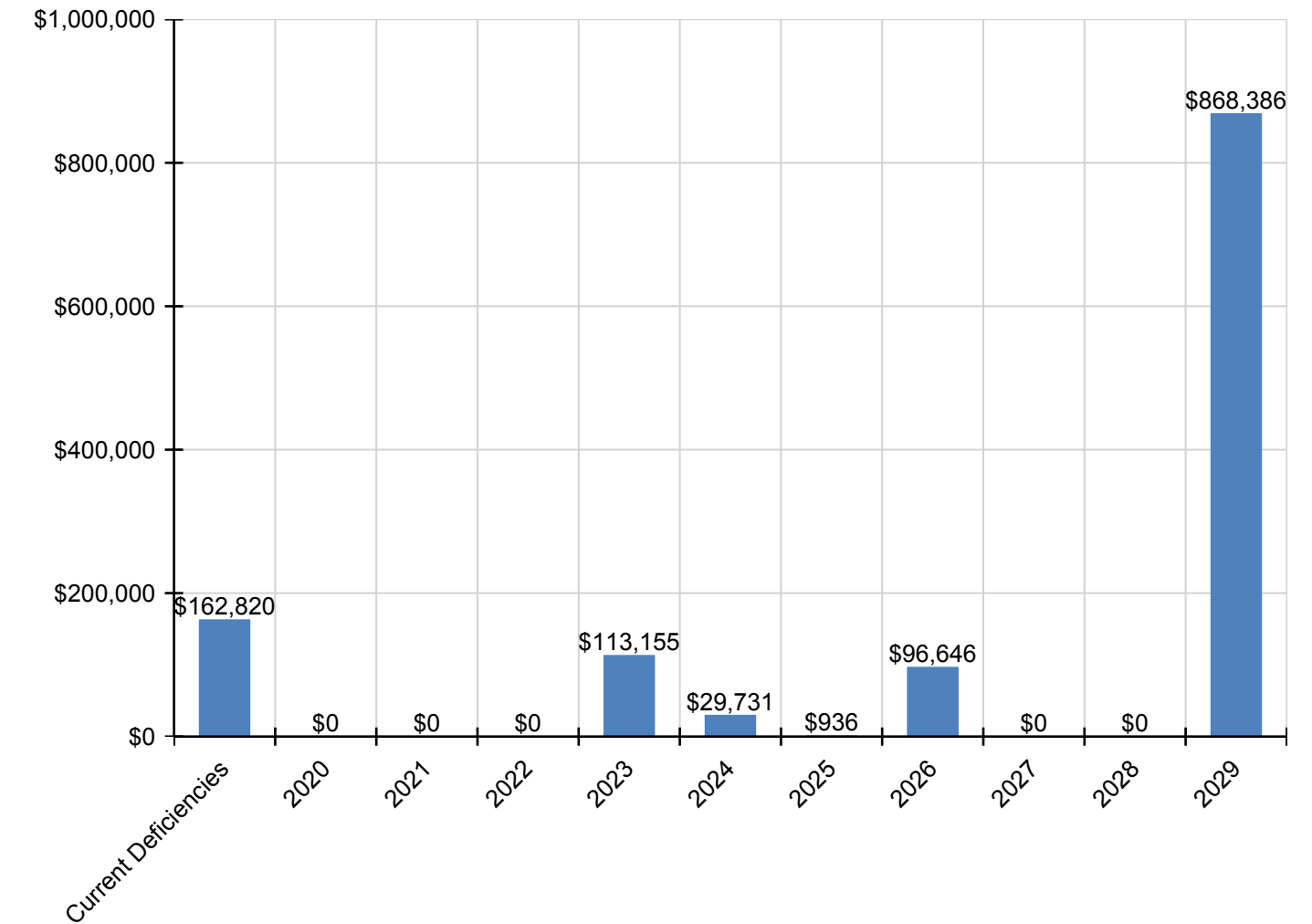
# School Assessment Report - 1993 Bldg 2030

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020420 - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020903 - VCT	\$0	\$0	\$0	\$0	\$0	\$6,065	\$0	\$0	\$0	\$0	\$0	\$6,065
C3020999 - Other - Rubber or Neoprene	\$162,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$218,816	\$381,636
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,769	\$108,769
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,806	\$76,806
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$17,355	\$0	\$0	\$0	\$0	\$0	\$0	\$17,355
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177,496	\$177,496
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$936	\$0	\$0	\$0	\$0	\$936
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	\$26,694	\$26,694
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,794	\$54,794
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,425	\$82,425
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,679	\$17,679
D5030910 - Fire & Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,081	\$32,081
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,299	\$23,299

\* 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.

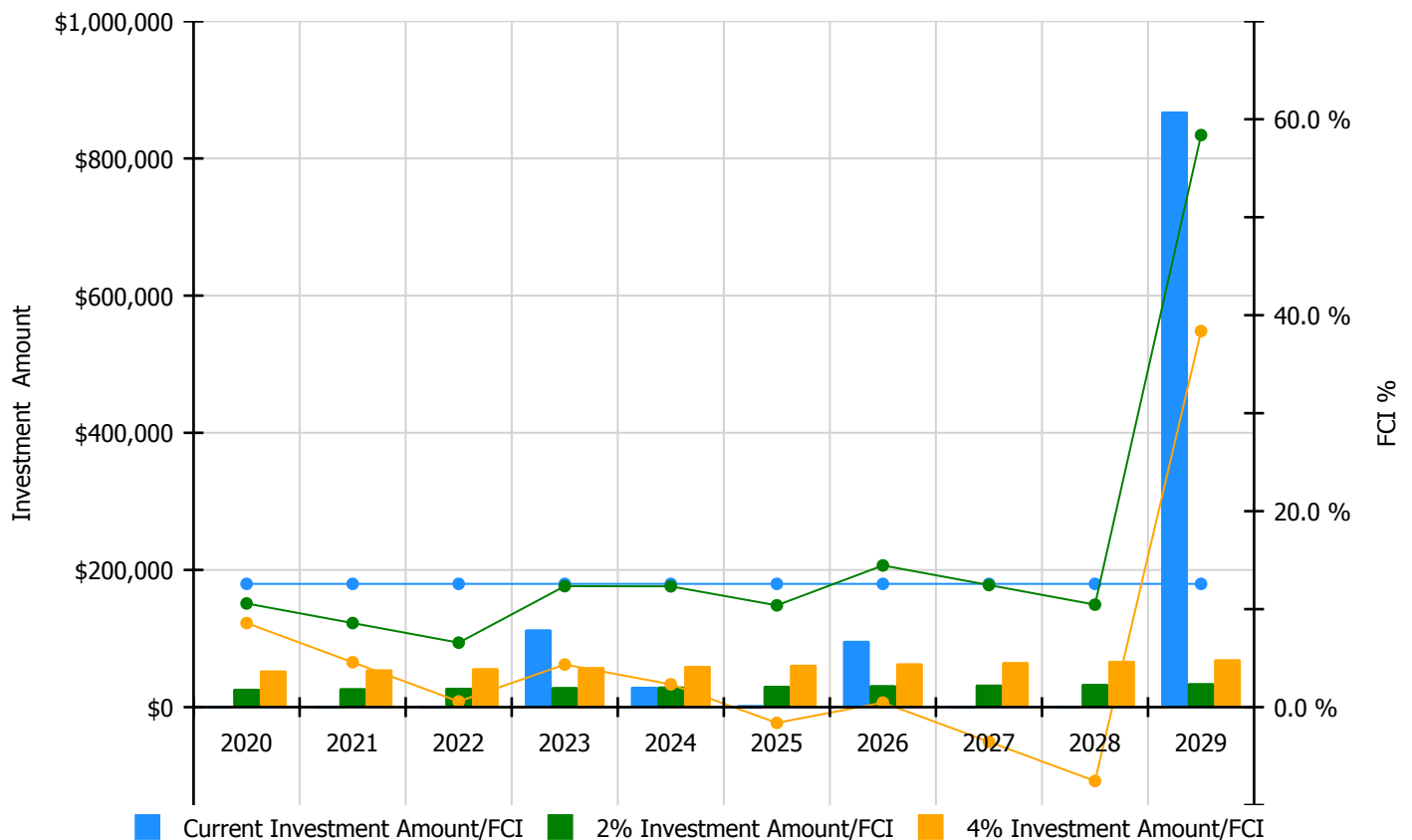


## Condition Index Forecast by Investment Scenario

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

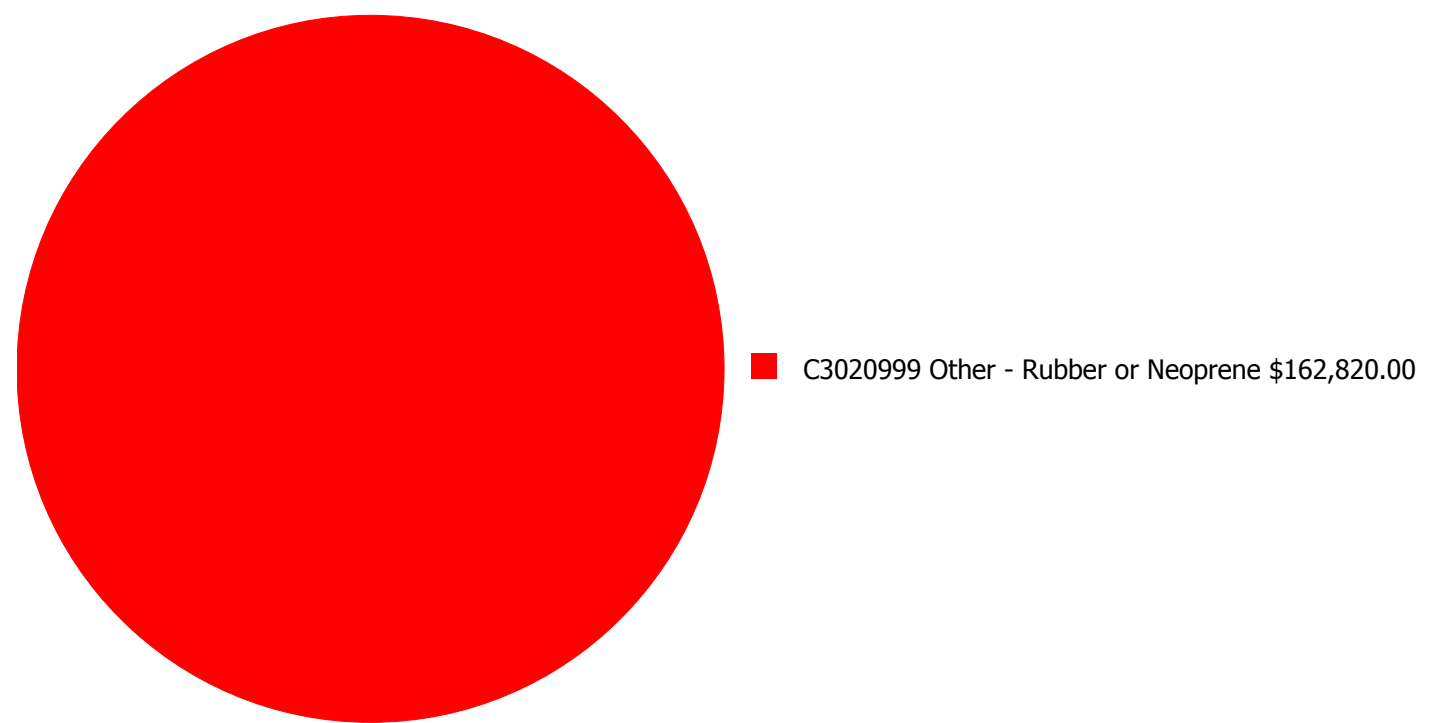
### Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 12.58%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$26,663.00	10.58 %	\$53,326.00	8.58 %
2021	\$0	\$27,463.00	8.58 %	\$54,926.00	4.58 %
2022	\$0	\$28,287.00	6.58 %	\$56,574.00	0.58 %
2023	\$113,155	\$29,136.00	12.35 %	\$58,271.00	4.35 %
2024	\$29,731	\$30,010.00	12.33 %	\$60,019.00	2.33 %
2025	\$936	\$30,910.00	10.39 %	\$61,820.00	-1.61 %
2026	\$96,646	\$31,837.00	14.46 %	\$63,674.00	0.46 %
2027	\$0	\$32,792.00	12.46 %	\$65,585.00	-3.54 %
2028	\$0	\$33,776.00	10.46 %	\$67,552.00	-7.54 %
2029	\$868,386	\$34,789.00	58.38 %	\$69,579.00	38.38 %
<b>Total:</b>	<b>\$1,108,854</b>	<b>\$305,663.00</b>		<b>\$611,326.00</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.

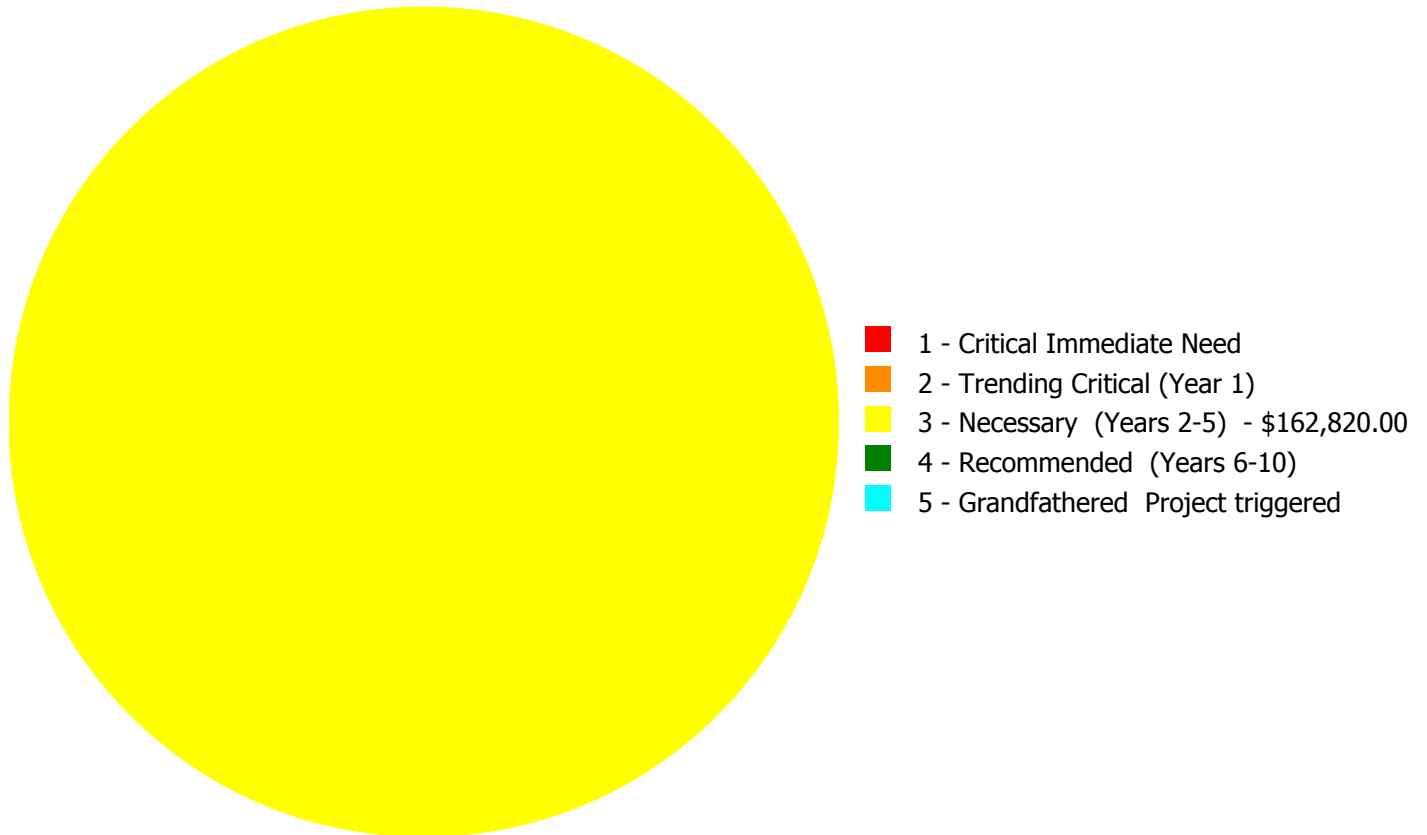


Budget Estimate Total: \$162,820.00



## 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: \$162,820.00**

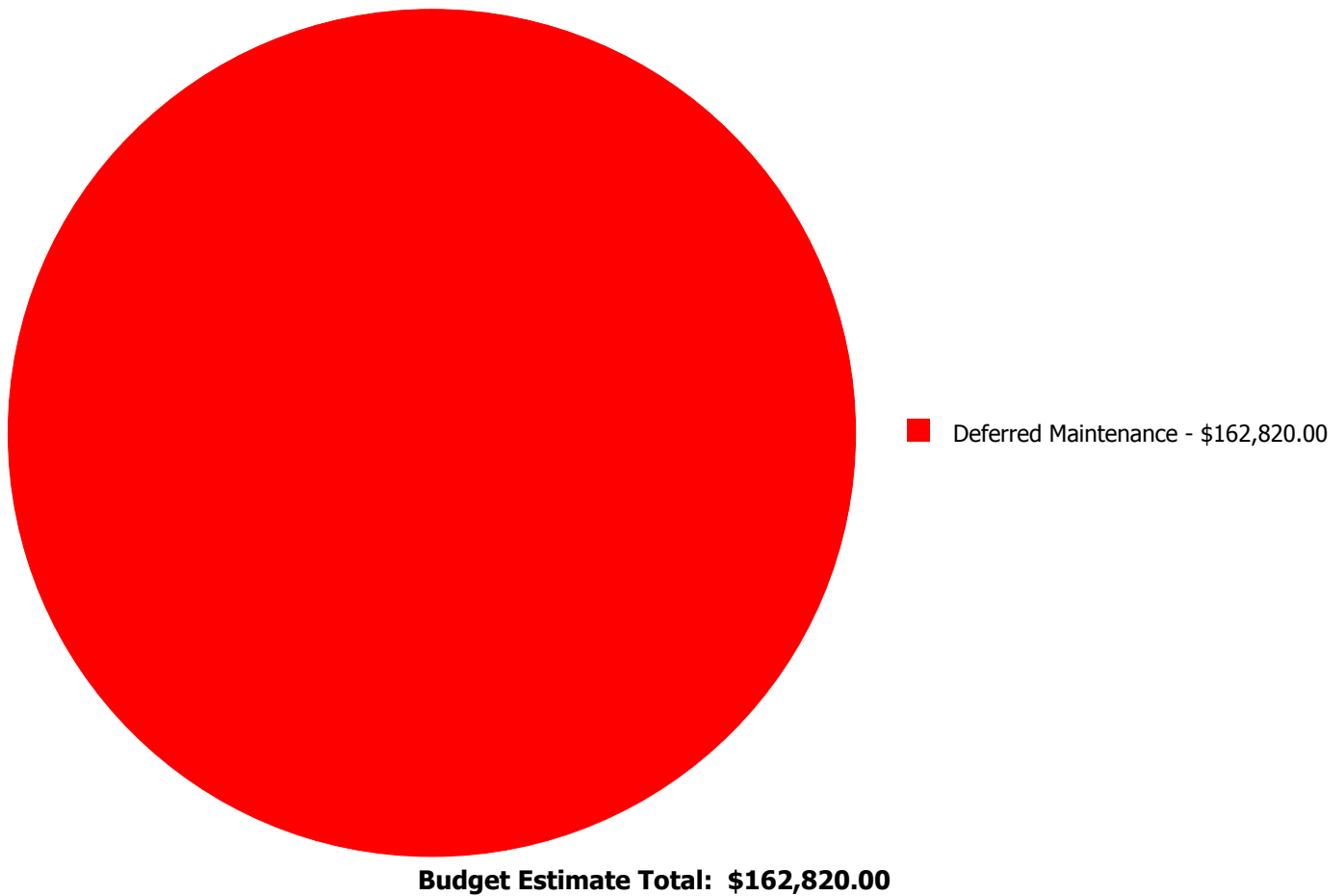
## Deficiency By Priority Investment Table

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
C3020999	Other - Rubber or Neoprene	\$0.00	\$0.00	\$162,820.00	\$0.00	\$0.00	\$162,820.00
	<b>Total:</b>	\$0.00	\$0.00	\$162,820.00	\$0.00	\$0.00	\$162,820.00

## 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: C3020999 - Other - Rubber or Neoprene



**Location:** Gym  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 5,550.00  
**Unit of Measure:** S.F.  
**Estimate:** \$162,820.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2020

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

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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):	64,300
Year Built:	1968
Last Renovation:	
Replacement Value:	\$2,244,377
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	47.51 %
FCA Score:	100.00



### Description:

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

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

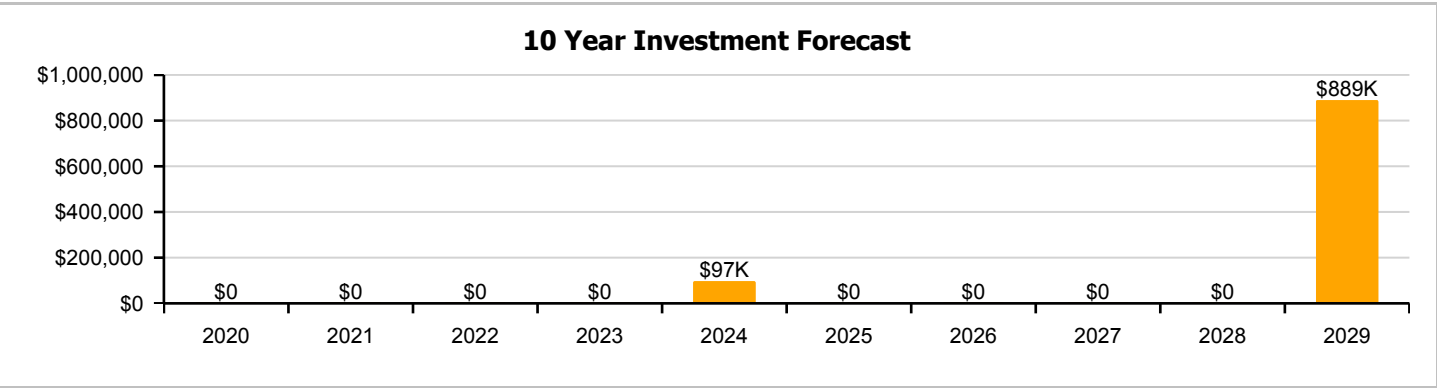
Dashboard Summary

Function:		Gross Area:	64,300
Year Built:	1968	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$2,244,377
FCI:	0.00 %	RSLI%:	47.51 %

No data found for this asset

No data found for this asset

No data found for this asset





## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	48.89 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	60.36 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	37.87 %	0.00 %	\$0.00
<b>Totals:</b>	<b>47.51 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

### Photo Album

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

1). Site - Jan 16, 2020



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$2.37	S.F.	64,300	35	1999	2034		42.86 %	0.00 %	15			\$152,391
G2020	Parking Lots	\$8.00	S.F.	64,300	35	1999	2034		42.86 %	0.00 %	15			\$514,400
G2030	Pedestrian Paving	\$2.33	S.F.	64,300	35	1999	2034		42.86 %	0.00 %	15			\$149,819
G2040105	Fence & Guardrails	\$1.15	S.F.	64,300	30	2010	2040		70.00 %	0.00 %	21			\$73,945
G2040950	Other Site Development, Covered Walkways	\$1.44	S.F.	64,300	25	2010	2035		64.00 %	0.00 %	16			\$92,592
G2040950	Other Site Development, Playing Field	\$4.28	S.F.	64,300	25	2010	2035		64.00 %	0.00 %	16			\$275,204
G2050	Landscaping	\$1.18	S.F.	64,300	25	1999	2024		20.00 %	0.00 %	5			\$75,874
G3010	Water Supply	\$1.09	S.F.	64,300	50	1999	2049		60.00 %	0.00 %	30			\$70,087
G3020	Sanitary Sewer	\$2.20	S.F.	64,300	50	1999	2049		60.00 %	0.00 %	30			\$141,460
G3030	Storm Sewer	\$1.25	S.F.	64,300	50	1999	2049		60.00 %	0.00 %	30			\$80,375
G3060	Fuel Distribution	\$0.26	S.F.	64,300	30	2009	2039		66.67 %	0.00 %	20			\$16,718
G4010	Electrical Distribution	\$2.55	S.F.	64,300	30	1999	2029		33.33 %	0.00 %	10			\$163,965
G4020	Site Lighting	\$2.98	S.F.	64,300	30	1999	2029		33.33 %	0.00 %	10			\$191,614
G4030	Site Communication and Security	\$1.28	S.F.	64,300	30	1999	2029		33.33 %	0.00 %	10			\$82,304
G4040	Other Site Electrical Utilities	\$163,628.50	Ea.	1	20	2009	2029		50.00 %	0.00 %	10			\$163,629
<b>Total</b>									<b>47.51 %</b>					<b>\$2,244,377</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 - Other Site Development, Covered Walkways



**Note:**

**System:** G2040950 - Other Site Development, Playing Field



**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:** G3060 - Fuel Distribution



**Note:**

**System:** G4010 - Electrical Distribution

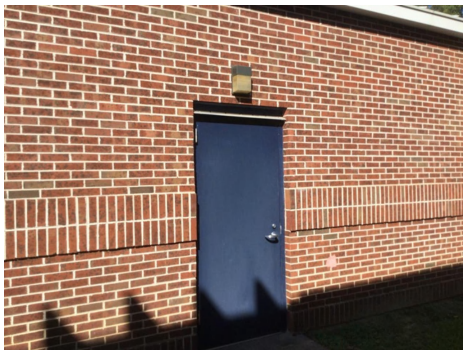


**Note:**



## School Assessment Report - Site

**System:** G4020 - Site Lighting



**Note:**

**System:** G4030 - Site Communication and Security



**Note:**

**System:** G4040 - Other Site Electrical Utilities



**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.

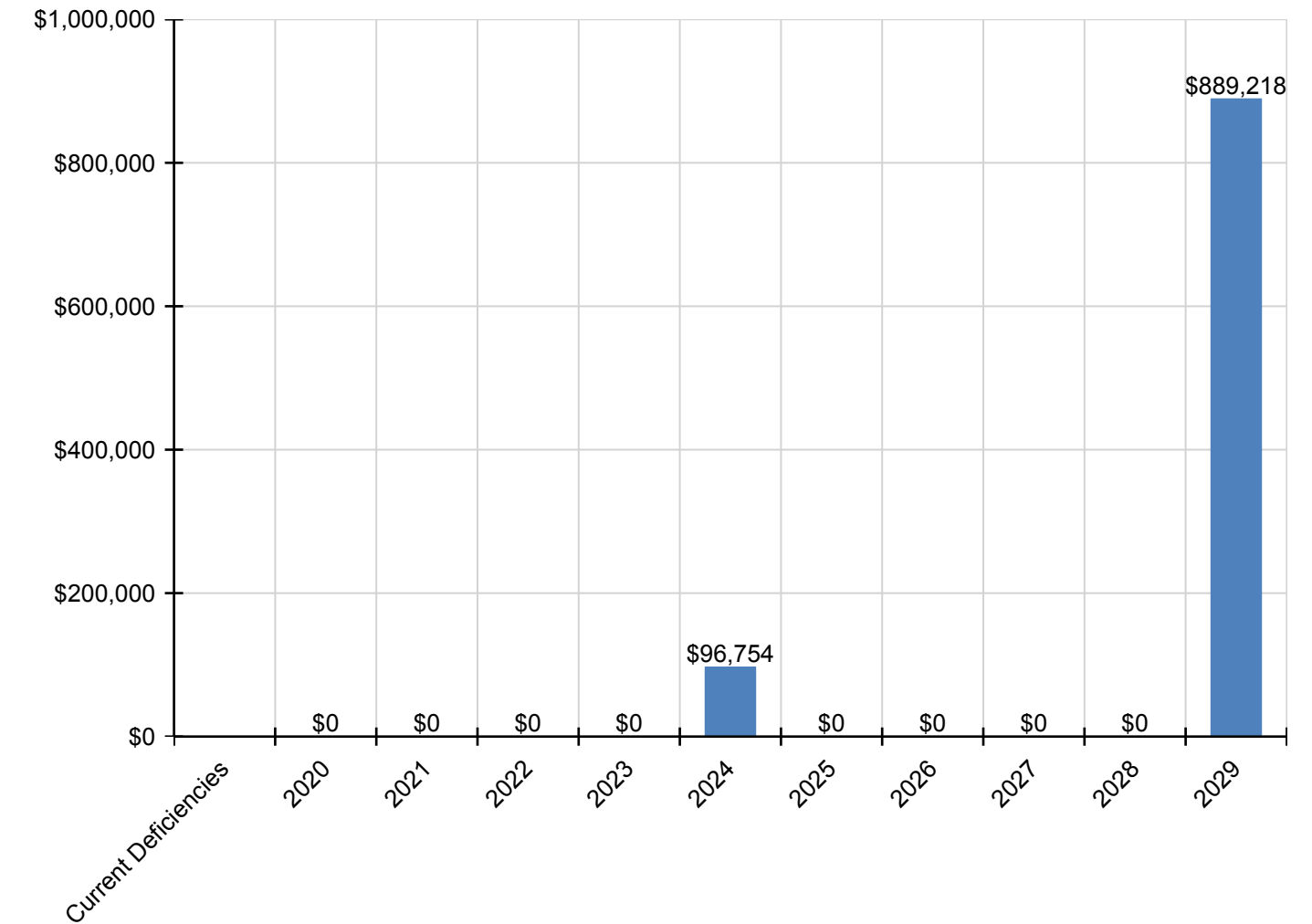
*Inflation Rate: 3%*

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
<b>Total:</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$96,754</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$889,218</b>	<b>\$985,973</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	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Other Site Development, Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Other Site Development, Playing Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$96,754	\$0	\$0	\$0	\$0	\$0	\$96,754
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
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$242,391	\$242,391
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283,264	\$283,264
G4030 - Site Communication and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,670	\$121,670
G4040 - Other Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$241,893	\$241,893

*\* Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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

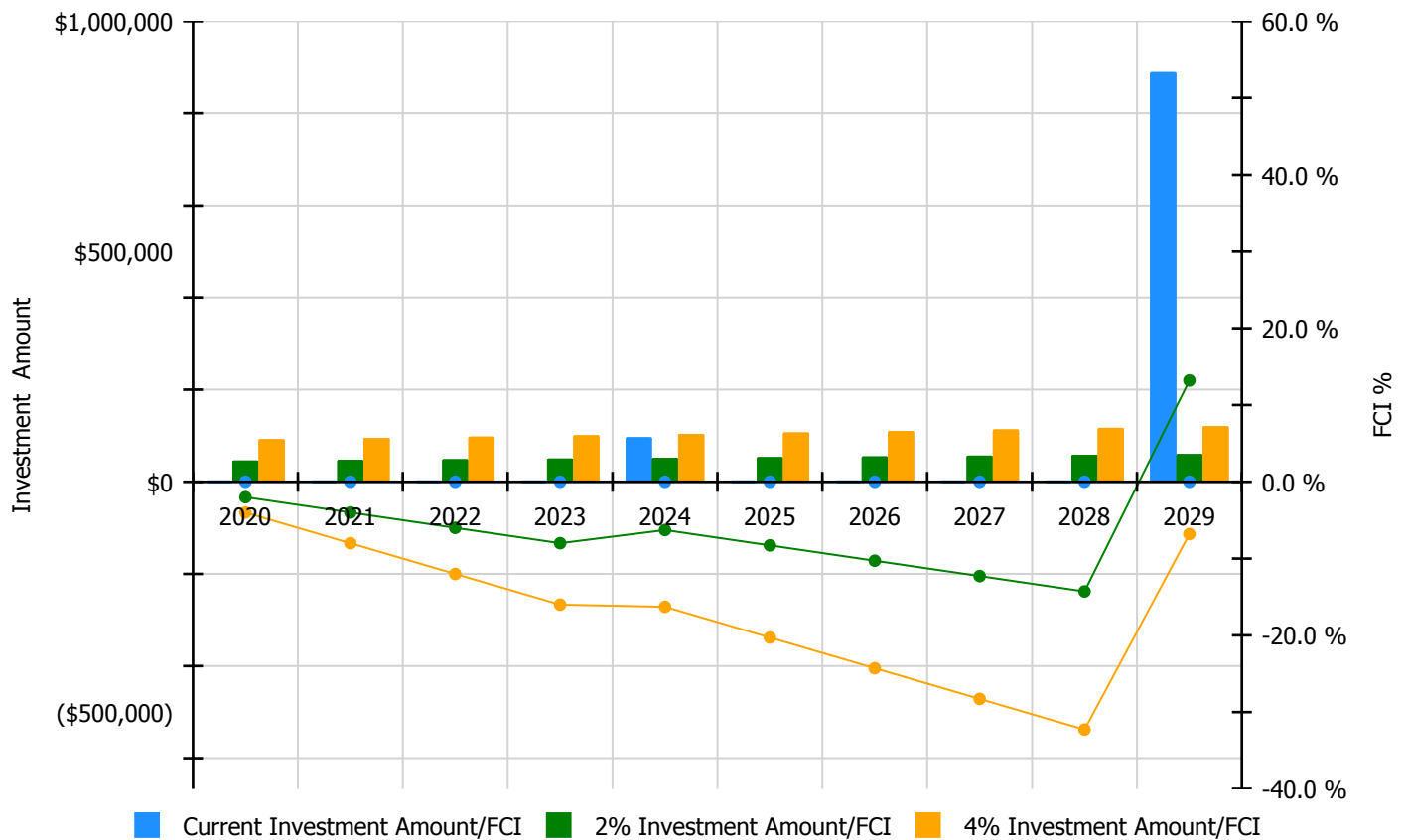


## Condition Index Forecast by Investment Scenario

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

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

### Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$46,234.00	-2.00 %	\$92,468.00	-4.00 %
2021	\$0	\$47,621.00	-4.00 %	\$95,242.00	-8.00 %
2022	\$0	\$49,050.00	-6.00 %	\$98,100.00	-12.00 %
2023	\$0	\$50,521.00	-8.00 %	\$101,043.00	-16.00 %
2024	\$96,754	\$52,037.00	-6.28 %	\$104,074.00	-16.28 %
2025	\$0	\$53,598.00	-8.28 %	\$107,196.00	-20.28 %
2026	\$0	\$55,206.00	-10.28 %	\$110,412.00	-24.28 %
2027	\$0	\$56,862.00	-12.28 %	\$113,724.00	-28.28 %
2028	\$0	\$58,568.00	-14.28 %	\$117,136.00	-32.28 %
2029	\$889,218	\$60,325.00	13.20 %	\$120,650.00	-6.80 %
<b>Total:</b>	<b>\$985,973</b>	<b>\$530,022.00</b>		<b>\$1,060,045.00</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.

No data found for this asset



## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset



## Glossary

Abandoned	A facility owned by the city that is not occupied and not maintained. See Vacant.
Additional Cost	Total project cost is composed of hard and soft costs. Additional costs or soft expenses are costs that are necessary to accomplish the corrective work but are not directly attributable to the deficient systems direct construction cost, which are often referred to as hard cost. The components included in the soft costs vary by owner but usually include architect and contractor fees, contingencies and other owner-incurred costs necessary to fully develop and build a facility. These soft cost factors can be adjusted anytime within the eCOMET database at the owner's discretion.
Assessment	Visual survey of a facility to determine its condition. It involves looking at the age of systems, reviewing information from local sources and visual evidence of potential problems to assign a condition rating. It does not include destructive testing of materials or testing of systems or equipment for functionality.
ASTM	ASTM International (ASTM): Originally known as the American Society for Testing and Materials, ASTM is an international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.
BOMA	Building Owners Managers of America (BOMA): National organization of public and private facility owners focused on building management tools and maintenance techniques. eCOMET® reference: Building and component system effective economic life expectancies.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building Addition	An area, space or component of a building added to a building after the original building's year built date. NOTE: As a convention in the database, "Main" was used to designate the original building. Additions built prior to 1987 (30 years) were included in the main building area calculations to reflect their predicted system depreciation characteristics and remaining service life.
Building Systems	eCOMET® uses UNIFORMAT II to organize building data. UNIFORMAT II was originally developed by the federal General Services Administration to delineate building costs by systems rather than by material. UNIFORMAT II was formalized by an NIST standard, NISTIR 6389 in 1999. It has been further quantified and updated by ASTM standard 2005, E1557-05. The Construction Specifications Institute, CSI, has taken over the standard as part of their MasterFormat / MasterSpec system.
Calculated Next Renewal	The year a system or building element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.
Capital Renewal	Capital renewal refers to the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life. It is not normally included in an annual operating/maintenance budget. See calculated next renewal and next renewal.
City Cost Index (CCI)	RS Means provides building system, equipment, and construction costs at a national level. The City Cost Index (also provided by RS Means) localizes those costs to a geographic region of the United States. In eCOMET®, each building or site is assigned a City Cost Index, which adjusts all of the associated costs for systems, deficiencies and inventory to the local value.
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Budget	The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.

## School Assessment Report - Peyton Forest 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 - Peyton Forest 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 - Peyton Forest 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 - Peyton Forest 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 #: 3065
Project: APS Assessments 2019	Region: 761	Site: Peyton Forest ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 25.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - ES</b>				
<b>Learning Environment</b>				
Learning Style Variety	Excel	5.00	5.00	100.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Excel	1.50	1.50	100.00
<b>General Classrooms</b>				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Fair	2.27	3.49	65.00
<b>Kindergarten</b>				
Environment	Excel	0.42	0.42	100.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
<b>ECE</b>				
Environment	Excel	0.50	0.50	100.00
Size	Excel	1.25	1.25	100.00
Location	Excel	0.37	0.37	100.00
Storage/Fixed Equip	Poor	0.19	0.37	50.00
<b>Self-Contained Special Ed</b>				
Environment	Excel	0.48	0.48	100.00
Size	Excel	1.20	1.20	100.00
Location	Excel	0.36	0.36	100.00
Storage/Fixed Equip	Good	0.29	0.36	80.00
<b>Instructional Resource Rooms</b>				
Environment	Good	0.58	0.72	80.00
Size	Excel	1.80	1.80	100.00
Location	Excel	0.54	0.54	100.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
<b>Science</b>				
Environment	Excel	0.40	0.40	100.00
Size	Excel	1.00	1.00	100.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Excel	0.30	0.30	100.00
<b>Music</b>				
Environment	Good	0.59	0.74	80.00

Project #: 12382

County: Atlanta Public Schools

Site #: 3065

Project: APS Assessments 2019

Region: 761

Site: Peyton Forest ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 25.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Good	0.44	0.56	80.00
Storage/Fixed Equip	Excel	0.56	0.56	100.00
<b>Art</b>				
Environment	Good	0.37	0.47	80.00
Size	Fair	0.76	1.17	65.00
Location	Fair	0.23	0.35	65.00
Storage/Fixed Equip	Poor	0.18	0.35	50.00
<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	(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>P.E.</b>				
Environment	Good	1.54	1.92	80.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Excel	1.44	1.44	100.00
<b>Performing Arts</b>				
Environment	Unsat	0.00	0.60	0.00
Size	Unsat	0.00	1.51	0.00
Location	Unsat	0.00	0.45	0.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
<b>Media Center</b>				
Environment	Good	0.78	0.97	80.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Fair	0.48	0.73	65.00
<b>Restrooms (Student)</b>	Poor	0.44	0.89	50.00
<b>Administration</b>	Good	2.05	2.56	80.00
<b>Counseling</b>	Excel	0.29	0.29	100.00
<b>Clinic</b>	Good	0.47	0.58	80.00
<b>Staff WkRm/Toilets</b>	Excel	1.27	1.27	100.00
<b>Cafeteria</b>	Excel	5.00	5.00	100.00
<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	Excel	2.00	2.00	100.00
Pedestrian Traffic	Excel	0.97	0.97	100.00
Parking	Excel	0.81	0.81	100.00
Play Areas	Excel	2.34	2.34	100.00

Project #: 12382

County: Atlanta Public Schools

Site #: 3065

Project: APS Assessments 2019

Region: 761

Site: Peyton Forest ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 25.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Safety and Security</b>				
Fencing	Excel	0.75	0.75	100.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Good	0.40	0.50	80.00
<b>Total For Site:</b>		<b>86.23</b>	<b>96.54</b>	<b>89.32</b>

Comments

## Suitability - ES

Peyton Forest Elementary School is located on a large property with wooded trails, adjacent to a city playground with a track and field area for the community. Peyton Forest serves students in grades PK through 5. This one story building opened in 1968 with an additional wing and detached building added in 1993. Peyton Forest is an IB candidate school. This school also serves students with behavior disorders and autism.

## Suitability - ES-&gt;Learning Environment--&gt;Interior Environment

There are hot and cold spots throughout the building.

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

Storage inside the classrooms is insufficient.

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

There is no restroom in the classroom. A sink is located in the hallway out side the PreK classes. The space does not accommodate a refrigerator or microwave. Laundering is not nearby.

## Suitability - ES-&gt;Science

The room designed as a science classroom is used as the art classroom. These scores reflect the design.

## Suitability - ES-&gt;Music

The space designed for the music class is used as a 5th grade classroom. The space used for music was designed as an art classroom. This score is based on the designed music space.

## Suitability - ES-&gt;Art

The room designed as the art class is used by the music class. Art is held in the science room. This score is the designed room.

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

This classroom is 68% of the standard.

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

This classroom is in the same building as the gym, creating a very noisy space.

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

There are no clay traps in the sinks in this room. The kiln and ventilation are not in this room, but in the science room. There is only one sink and very little storage.

## Suitability - ES-&gt;P.E.--&gt;Environment

The storage area in the gym has an odor and little air flow.

## Suitability - ES-&gt;Performing Arts--&gt;Environment

The cafetorium does not have a stage.

## Suitability - ES-&gt;Performing Arts--&gt;Size

There is no dedicated performing arts space in this school.



Project #: 12382

County: Atlanta Public Schools

Site #: 3065

Project: APS Assessments 2019

Region: 761

Site: Peyton Forest ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 25.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES->Performing Arts-->Location This school does not have a performing arts stage area.				
Suitability - ES->Performing Arts-->Storage/Fixed Equip There is no performing arts space or stage.				
Suitability - ES->Media Center-->Storage/Fixed Equip The media center has inadequate outlet space for laptops or other electronics devices. The varied spaces are close to one another, inhibiting movement.				
Suitability - ES->Restrooms (Student) Each grade level has few stalls per bathroom. None of these is ADA accessible. In the primary grades, the sinks are too high on the wall for students to reach.				
Suitability - ES->Administration Faculty mailboxes are accessible to the public.				
Suitability - ES->Clinic There is only one bed in the clinic.				
Suitability - ES->Safety and Security-->Signage & Way Finding There is no direction to the main office for visitors. There is no visitor parking signage. None of the required signs were present.				
Suitability - ES->Safety and Security-->Ease of Supervision There are some camera blind spots throughout the building.				
Suitability - ES->Safety and Security-->Controlled Entrances The security vestibule is not visible from the front desk.				