Atlanta Public Schools/ Carver Cluster

Price Middle School

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	155,861
Year Built:	1972
Last Renovation:	2002
Replacement Value:	$31,593,960
Repair Cost:	$6,297,118.88
Total FCI:	19.93 %
Total RSLI:	39.31 %
FCA Score:	80.07

Description:

The Price Middle School consists of (2) main school building located at 1090 Windsor Street SW., in Atlanta, GA. The 155,861 SF building was constructed in 1969. The original campus was constructed in 1972 with a major renovation in 2002. A separate building on site was constructed around 2002. In addition to the buildings, Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flagpole, landscaping, fencing, retaining walls, benches, and an exterior courtyard. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The 1972 building has a mechanical section in the basement.

B. SUPERSTRUCTURE
The superstructure is concrete frame. Floor construction is typical concrete light fill. Roof construction is precast concrete panels. The exterior enclosure is comprised of walls of brick veneer over CMU. No exterior windows exist on the 1972 Bldg. The 2002 Bldg exterior windows are aluminum frame mostly with fixed panes. Exterior doors are metal mostly with glazing.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with a mix of steel pre-formed and concrete finishes. The interior wall finishes are typically painted CMU. Floor finishes are a combination of carpet, vinyl composition tile, ceramic tile and vinyl sheet. Ceiling finishes in common areas are typically suspended acoustical tile. Exposed ceilings typically located in the Gym and mechanical electrical spaces.

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes one elevator.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains and external with gutter systems.
HVAC: Heating is provided by gas fired boilers. Cooling system is supported by roof top mounted 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.
FIRE PROTECTION: The building does have a fire sprinkler system. The kitchen includes an Ansul fire suppression system. Fire extinguishers are located throughout the building 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 combination of LED and lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras. 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.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, basic laboratory equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flagpole, landscaping, fencing, retaining walls, benches, and an exterior courtyard. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

CODE REVIEW
ACCESSIBILITY: The school 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 school is covered with a sprinkler system. The kitchen includes an Ansul fire suppression 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.

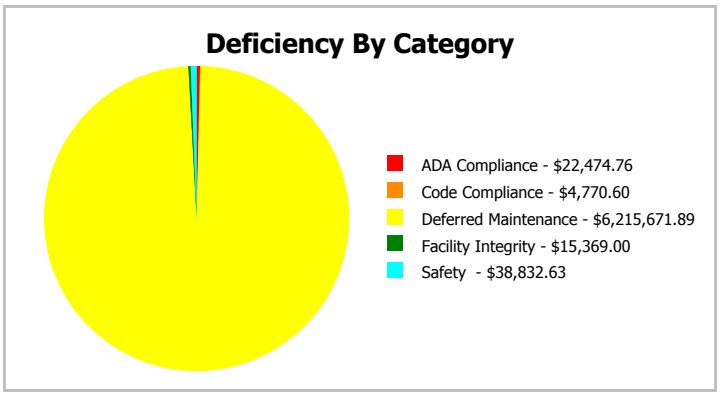
Attributes:

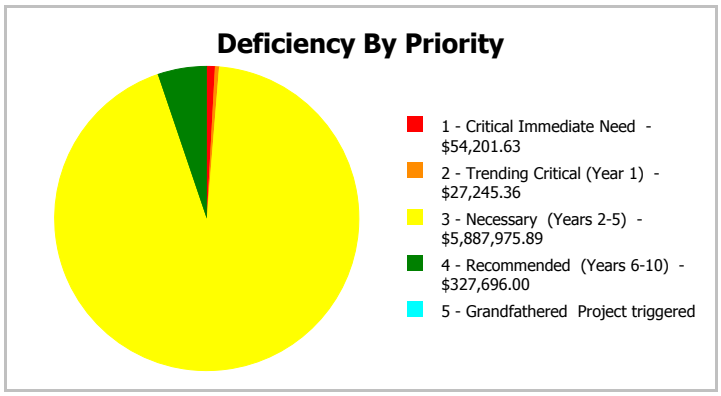
General Attributes:

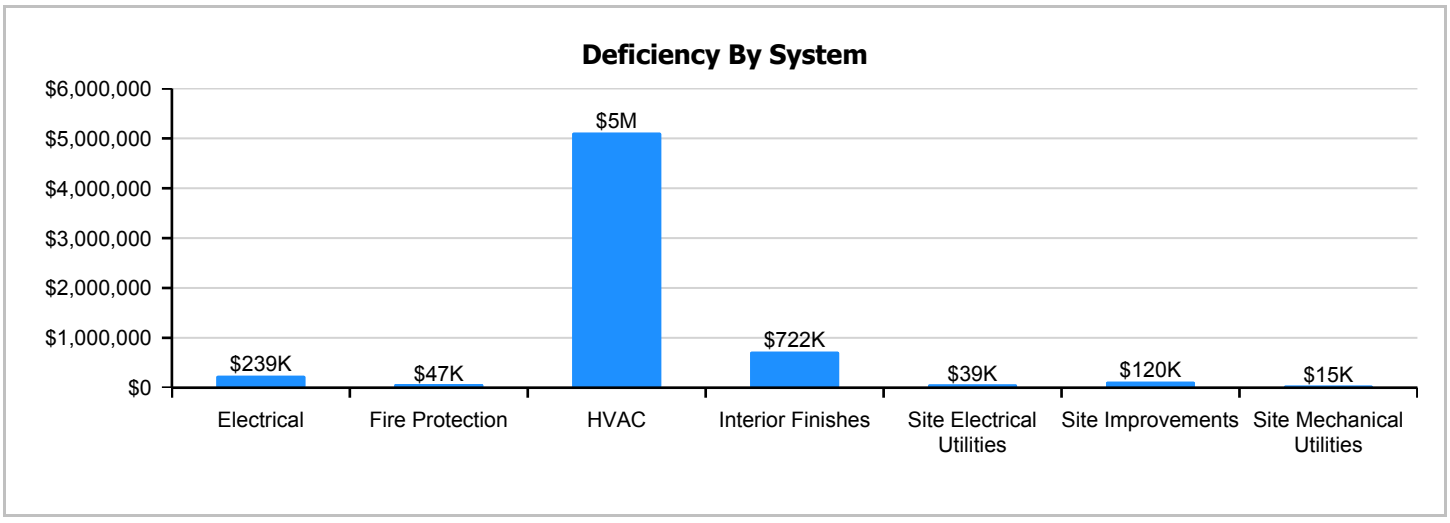
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Jejuan Hall
School Grades:	06, 07, 08	DOE Drawing Total GSF:	155561
DOE Facility Number:	0288	Total # of Modular/Portables:	0
DOE Interior Site SF:	155561	Total GSF of Modular/Portables:	0
Approx. Acres:	19	Status:	Active

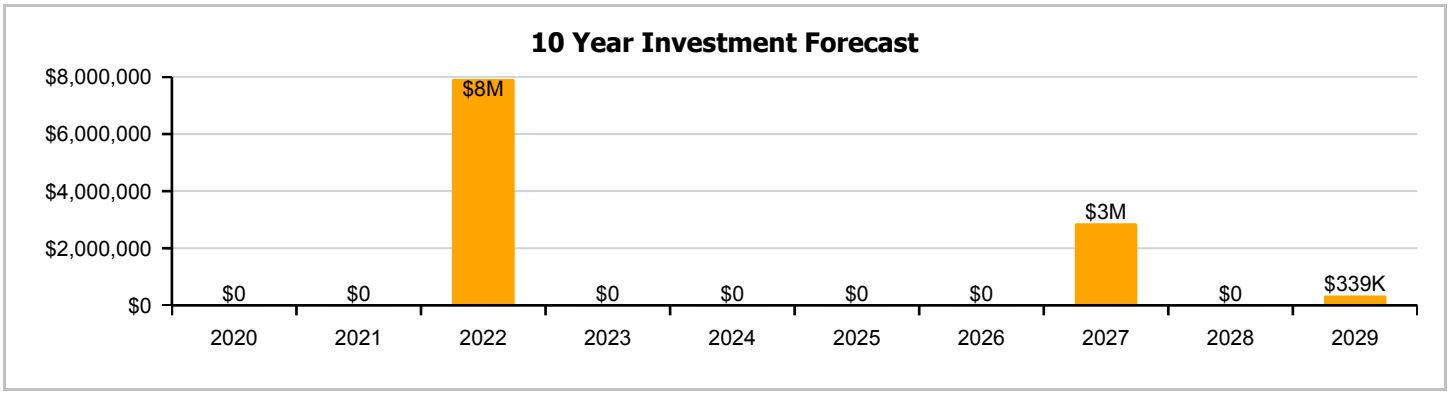
School Dashboard Summary

Gross Area:	155,861		
Year Built:	1972	Last Renovation:	2002
Repair Cost:	$6,297,119	Replacement Value:	$31,593,960
FCI:	19.93 %	RSLI%:	39.31 %









School Condition Summary

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

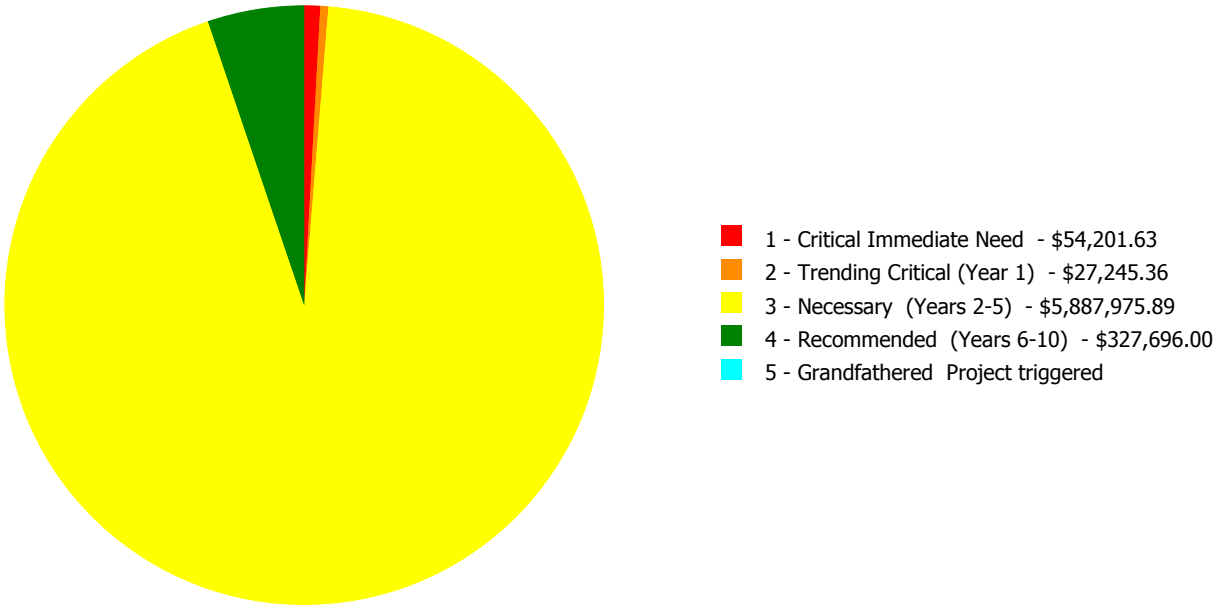
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	66.40 %	0.00 %	$0.00
A20 - Basement Construction	66.40 %	0.00 %	$0.00
B10 - Superstructure	66.40 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.57 %	0.00 %	$0.00
B30 - Roofing	31.76 %	0.00 %	$0.00
C10 - Interior Construction	59.86 %	0.00 %	$0.00
C20 - Stairs	66.40 %	0.00 %	$0.00
C30 - Interior Finishes	18.73 %	29.64 %	$721,712.00
D10 - Conveying	15.00 %	0.00 %	$0.00
D20 - Plumbing	22.53 %	0.00 %	$0.00
D30 - HVAC	0.00 %	110.00 %	$5,114,416.00
D40 - Fire Protection	44.05 %	5.73 %	$47,480.00
D50 - Electrical	16.63 %	7.10 %	$239,389.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
G20 - Site Improvements	43.93 %	4.44 %	$119,920.25
G30 - Site Mechanical Utilities	66.00 %	2.18 %	$15,369.00
G40 - Site Electrical Utilities	43.33 %	3.67 %	$38,832.63
Totals:	**39.31 %**	**19.93 %**	**$6,297,118.88**

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
1972 Bldg 503.3_ 504.3	86,242	21.60	$0.00	$0.00	$2,868,754.00	$327,696.00	$0.00
2002 Bldg 501.1	69,619	23.74	$0.00	$0.00	$2,926,547.00	$0.00	$0.00
Site	155,561	3.90	$54,201.63	$27,245.36	$92,674.89	$0.00	$0.00
Total:		**19.93**	**$54,201.63**	**$27,245.36**	**$5,887,975.89**	**$327,696.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $6,297,118.88

Executive Summary

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Function:	Middle
Gross Area (SF):	86,242
Year Built:	1972
Last Renovation:	2002
Replacement Value:	$14,798,578
Repair Cost:	$3,196,450.00
Total FCI:	21.60 %
Total RSLI:	33.63 %
FCA Score:	78.40

Description:

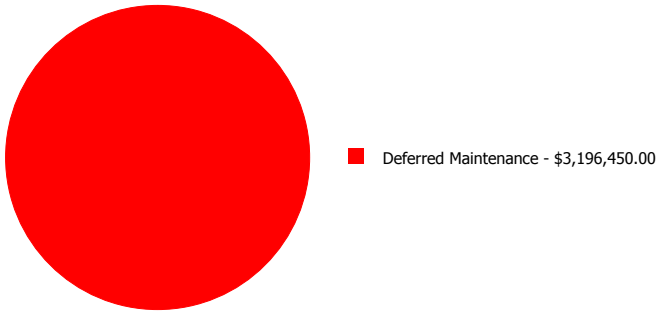
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

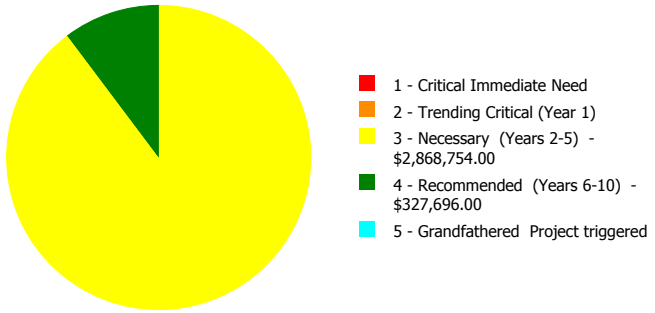
Dashboard Summary

Function:	Middle	Gross Area:	86,242
Year Built:	1972	Last Renovation:	2002
Repair Cost:	$3,196,450	Replacement Value:	$14,798,578
FCI:	21.60 %	RSLI%:	33.63 %

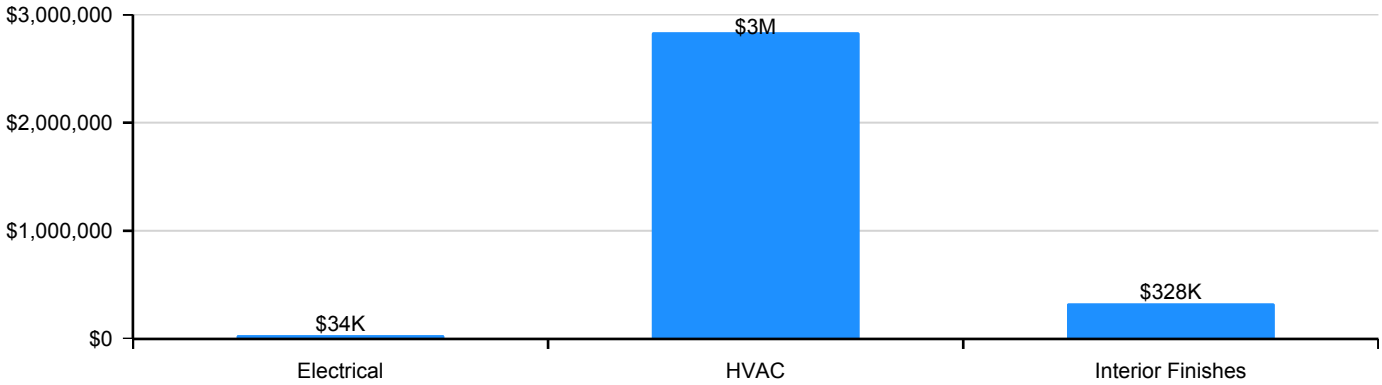
Deficiency By Category



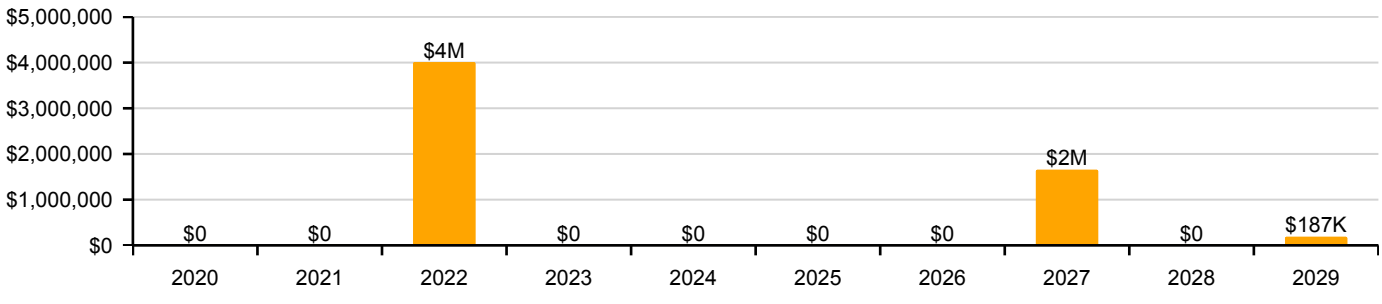
Deficiency By Priority



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	53.00 %	0.00 %	$0.00
A20 - Basement Construction	53.00 %	0.00 %	$0.00
B10 - Superstructure	53.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	52.46 %	0.00 %	$0.00
B30 - Roofing	32.78 %	0.00 %	$0.00
C10 - Interior Construction	59.86 %	0.00 %	$0.00
C20 - Stairs	53.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.74 %	23.42 %	$327,696.00
D10 - Conveying	15.00 %	0.00 %	$0.00
D20 - Plumbing	22.53 %	0.00 %	$0.00
D30 - HVAC	0.00 %	110.00 %	$2,834,602.00
D40 - Fire Protection	48.59 %	0.00 %	$0.00
D50 - Electrical	17.66 %	1.91 %	$34,152.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**33.63 %**	**21.60 %**	**$3,196,450.00**

Photo Album

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

1). North Elevation - Oct 07, 2019

2). West Elevation - Oct 07, 2019

3). Southeast Elevation - Oct 07, 2019

4). East Elevation - Oct 07, 2019

Condition Detail

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

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

System Listing

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

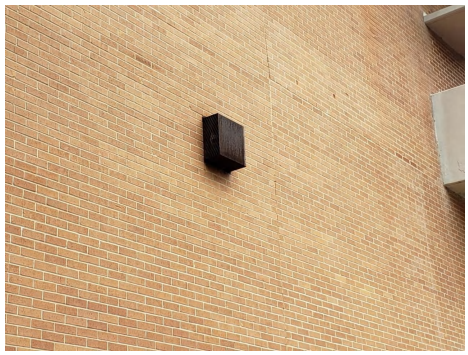
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.33	S.F.	86,242	100	1972	2072		53.00 %	0.00 %	53			$545,912
A1030	Slab on Grade	$6.35	S.F.	86,242	100	1972	2072		53.00 %	0.00 %	53			$547,637
A2010	Basement Excavation	$0.16	S.F.	86,242	100	1972	2072		53.00 %	0.00 %	53			$13,799
A2020	Basement Walls	$2.41	S.F.	86,242	100	1972	2072		53.00 %	0.00 %	53			$207,843
B1010	Floor Construction	$24.80	S.F.	86,242	100	1972	2072		53.00 %	0.00 %	53			$2,138,802
B1020	Roof Construction	$8.24	S.F.	86,242	100	1972	2072		53.00 %	0.00 %	53			$710,634
B2010	Exterior Walls	$14.05	S.F.	86,242	100	1972	2072		53.00 %	0.00 %	53			$1,211,700
B2030	Exterior Doors	$0.83	S.F.	86,242	30	2002	2032		43.33 %	0.00 %	13			$71,581
B3010105	Built-Up	$7.15	S.F.	86,242	25	2002	2027		32.00 %	0.00 %	8			$616,630
B3020	Roof Openings	$0.53	S.F.	86,242	30	2002	2032		43.33 %	0.00 %	13			$45,708
C1010	Partitions	$5.67	S.F.	86,242	100	2002	2102		83.00 %	0.00 %	83			$488,992
C1020	Interior Doors	$3.71	S.F.	86,242	40	2002	2042		57.50 %	0.00 %	23			$319,958
C1030	Fittings	$2.73	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$235,441
C2010	Stair Construction	$2.91	S.F.	86,242	100	1972	2072		53.00 %	0.00 %	53			$250,964
C3010230	Paint & Covering	$1.47	S.F.	86,242	10	2002	2012		0.00 %	0.00 %	-7			$126,776
C3020420	Ceramic Tile	$16.74	S.F.	5,155	50	2002	2052		66.00 %	0.00 %	33			$86,295
C3020903	VCT	$3.48	S.F.	60,752	15	2002	2017		0.00 %	155.00 %	-2		$327,696.00	$211,417
C3020999	Other - Wood	$13.79	S.F.	20,335	50	2002	2052		66.00 %	0.00 %	33			$280,420
C3030	Ceiling Finishes	$8.05	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$694,248
D1010	Elevators and Lifts	$1.28	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$110,390
D2010	Plumbing Fixtures	$6.49	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$559,711
D2020	Domestic Water Distribution	$0.76	S.F.	86,242	30	2002	2032		43.33 %	0.00 %	13			$65,544
D2030	Sanitary Waste	$1.75	S.F.	86,242	30	2002	2032		43.33 %	0.00 %	13			$150,924
D2040	Rain Water Drainage	$0.45	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$38,809
D3020	Heat Generating Systems	$3.69	S.F.	86,242	20	2002	2022	2019	0.00 %	110.00 %	0		$350,056.00	$318,233
D3030	Cooling Generating Systems	$6.20	S.F.	86,242	20	2002	2022	2019	0.00 %	110.00 %	0		$588,170.00	$534,700
D3040	Distribution Systems	$10.87	S.F.	86,242	20	2002	2022	2019	0.00 %	110.00 %	0		$1,031,196.00	$937,451
D3050	Terminal & Package Units	$6.86	S.F.	86,242	15	2002	2017		0.00 %	110.00 %	-2		$650,782.00	$591,620
D3060	Controls & Instrumentation	$2.26	S.F.	86,242	15	2002	2017		0.00 %	110.00 %	-2		$214,398.00	$194,907
D4010	Sprinklers	$4.17	S.F.	86,242	30	2002	2032		43.33 %	0.00 %	13			$359,629
D4020	Standpipes	$0.47	S.F.	86,242	30	2002	2032		43.33 %	0.00 %	13			$40,534
D4030	Fire Protection Specialties	$0.09	S.F.	86,242	15	2002	2017		0.00 %	0.00 %	-2			$7,762

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 $
D4090	Other Fire Protection Systems	$0.56	S.F.	86,242	15	2019	2034		100.00 %	0.00 %	15			$48,296
D5010	Electrical Service/Distribution	$2.37	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$204,394
D5020	Branch Wiring	$4.08	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$351,867
D5020	Lighting	$6.12	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$527,801
D5030810	Security & Detection Systems	$1.51	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$130,225
D5030910	Fire Alarm Systems	$2.74	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$236,303
D5030920	Data Communication	$3.56	S.F.	86,242	25	2002	2027		32.00 %	0.00 %	8			$307,022
D5090	Other Electrical Systems	$0.36	S.F.	86,242	15	2002	2017		0.00 %	110.00 %	-2		$34,152.00	$31,047
E1020	Institutional Equipment	$0.12	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$10,349
E1090	Other Equipment	$0.79	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$68,131
E2010	Fixed Furnishings	$1.95	S.F.	86,242	20	2002	2022		15.00 %	0.00 %	3			$168,172
								Total	**33.63 %**	**21.60 %**			**$3,196,450.00**	**$14,798,578**

System Notes

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

System: B2010 - Exterior Walls


Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



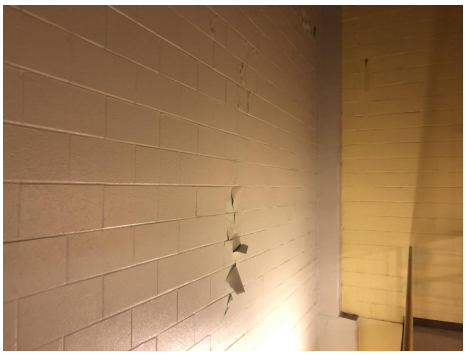
Note:

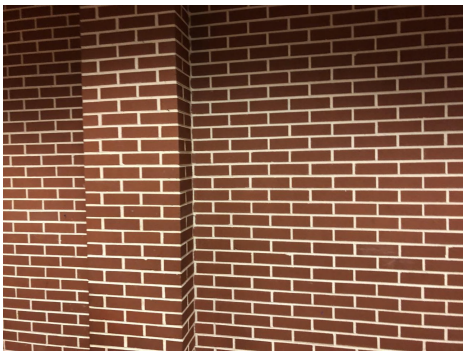
System: B3020 - Roof Openings



Note:

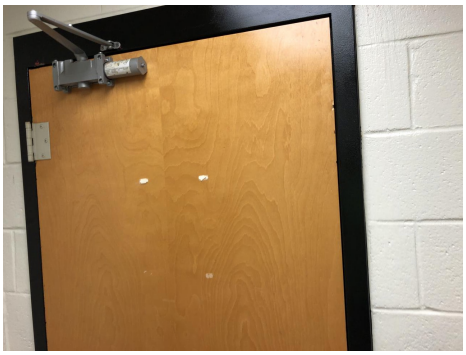
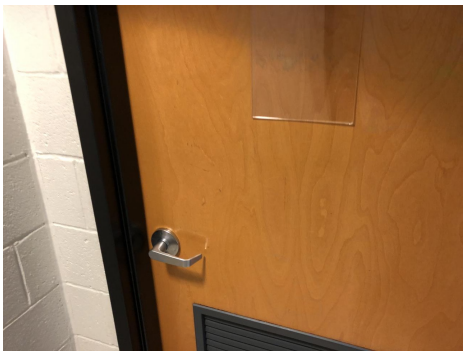
System: C1010 - Partitions





Note:

System: C1020 - Interior Doors


Note:

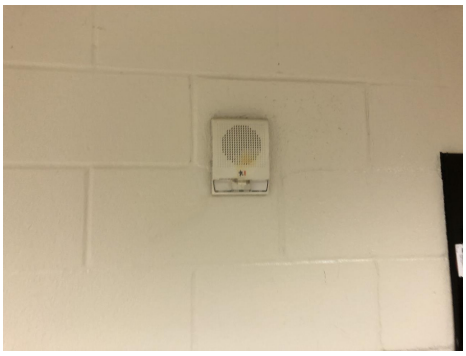
System: C1030 - Fittings

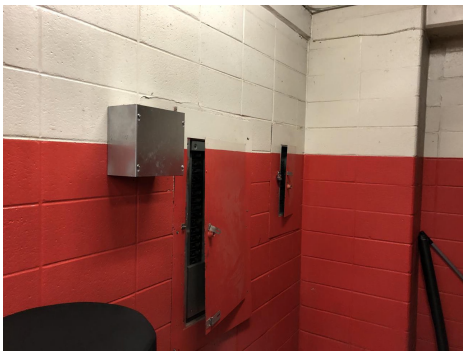
Note:

System: C2010 - Stair Construction

Note:

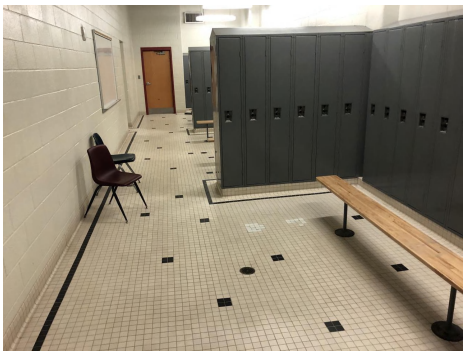
System: C3010230 - Paint & Covering





Note:

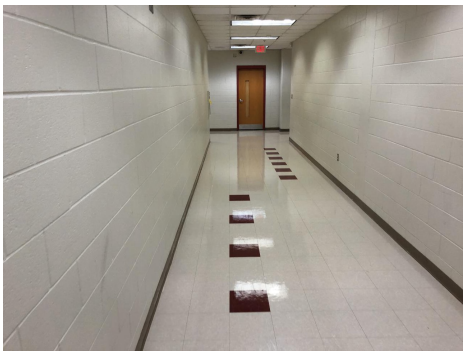
System: C3020420 - Ceramic Tile


Note:

System: C3020903 - VCT





Note:

System: C3020999 - Other - Wood


Note:

System: C3030 - Ceiling Finishes


Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures

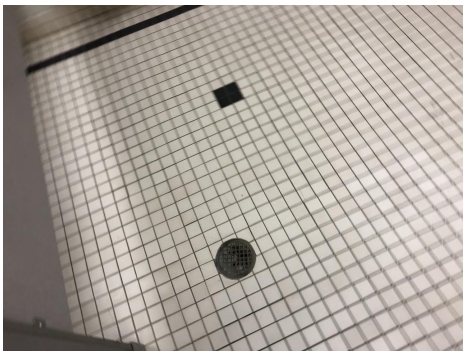


Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



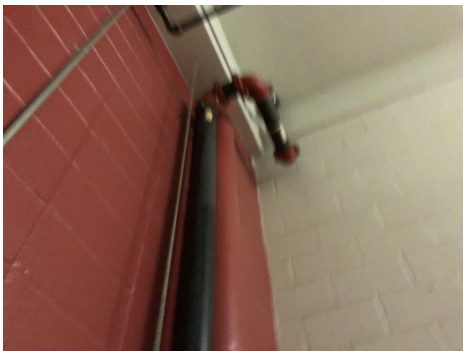
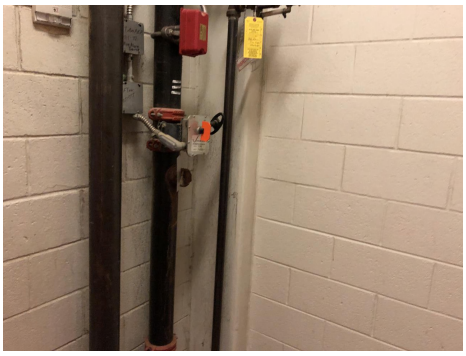
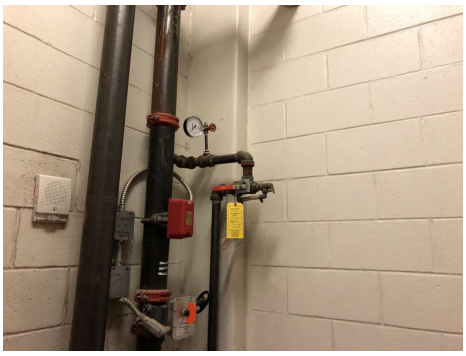
Note:

System: D4010 - Sprinklers



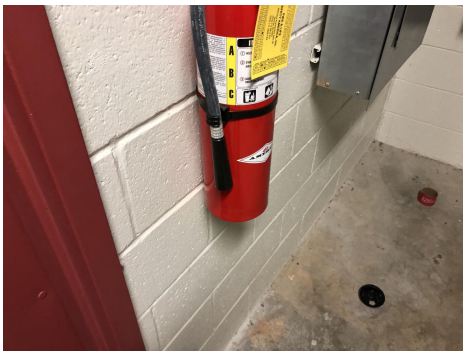
Note:

System: D4020 - Standpipes

Note:

System: D4030 - Fire Protection Specialties

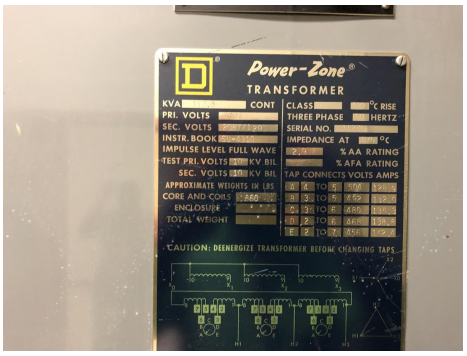




Note:

System: D4090 - Other Fire Protection Systems


Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

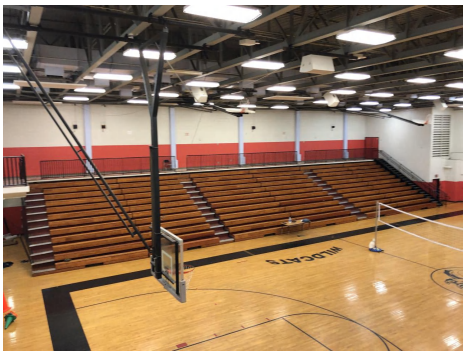
System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

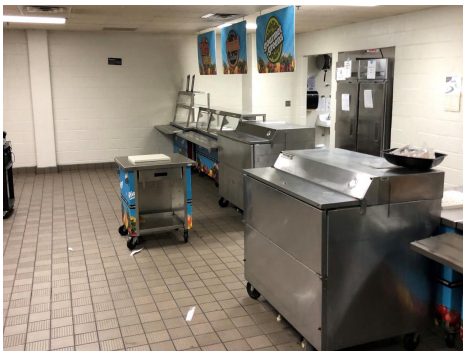
Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$3,196,450**	**$0**	**$0**	**$4,009,680**	**$0**	**$0**	**$0**	**$0**	**$1,654,191**	**$0**	**$187,413**	**$9,047,734**
*** 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**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$1,226,373	$0	$0	**$1,226,373**
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	$283,000	$0	$0	$0	$0	$0	$0	$0	**$283,000**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

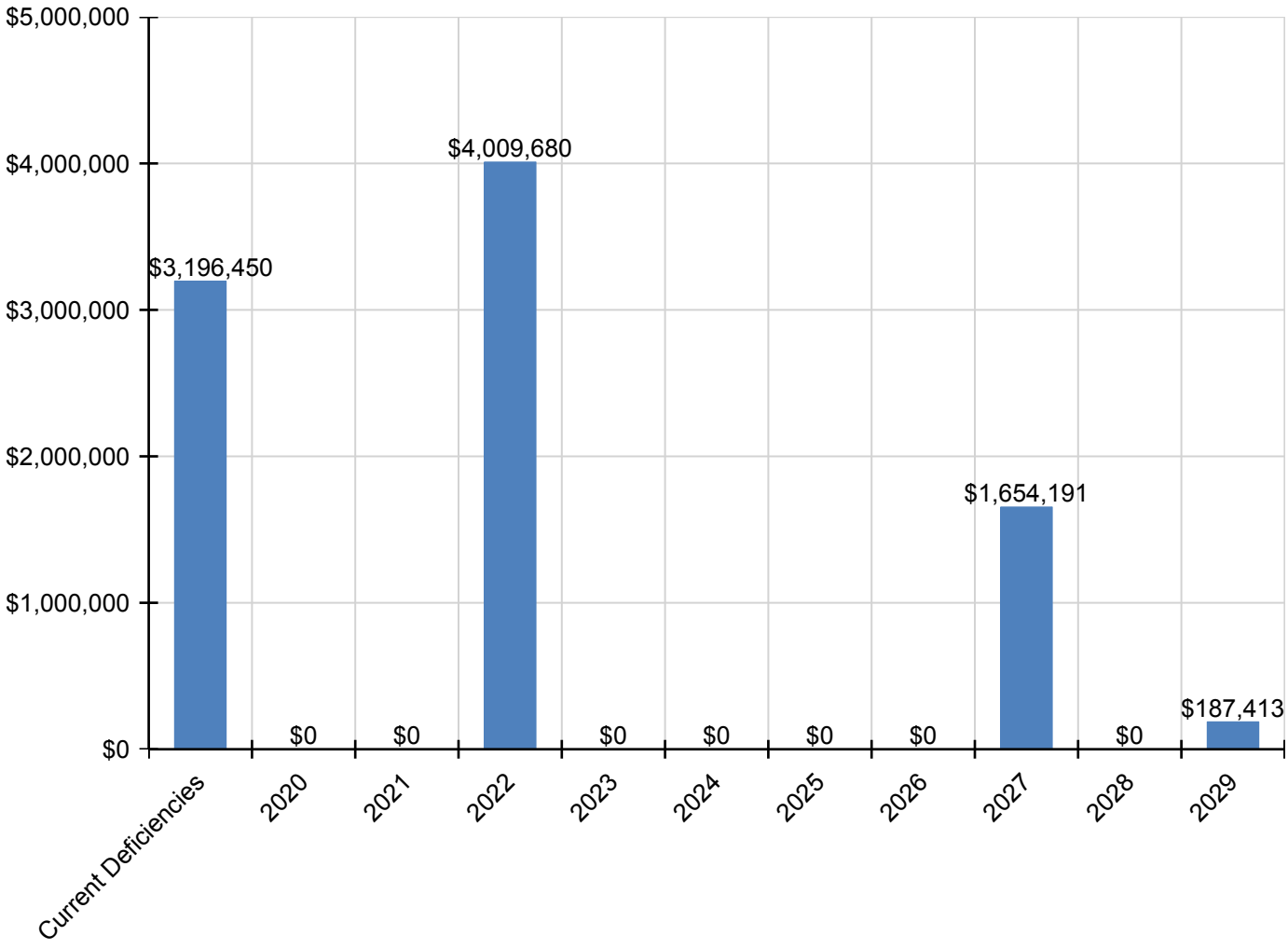
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$187,413	**$187,413**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$327,696	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$327,696**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$834,486	$0	$0	$0	$0	$0	$0	$0	**$834,486**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$132,689	$0	$0	$0	$0	$0	$0	$0	**$132,689**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$672,772	$0	$0	$0	$0	$0	$0	$0	**$672,772**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$46,649	$0	$0	$0	$0	$0	$0	$0	**$46,649**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$350,056	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$350,056**
D3030 - Cooling Generating Systems	$588,170	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$588,170**
D3040 - Distribution Systems	$1,031,196	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,031,196**
D3050 - Terminal & Package Units	$650,782	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$650,782**
D3060 - Controls & Instrumentation	$214,398	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$214,398**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$245,681	$0	$0	$0	$0	$0	$0	$0	**$245,681**
D5020 - Branch Wiring	$0	$0	$0	$422,944	$0	$0	$0	$0	$0	$0	$0	**$422,944**
D5020 - Lighting	$0	$0	$0	$634,417	$0	$0	$0	$0	$0	$0	$0	**$634,417**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030810 - Security & Detection Systems	$0	$0	$0	$156,531	$0	$0	$0	$0	$0	$0	$0	**$156,531**
D5030910 - Fire Alarm Systems	$0	$0	$0	$284,036	$0	$0	$0	$0	$0	$0	$0	**$284,036**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$427,819	$0	$0	**$427,819**
D5090 - Other Electrical Systems	$34,152	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,152**
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	$12,440	$0	$0	$0	$0	$0	$0	$0	**$12,440**
E1090 - Other Equipment	$0	$0	$0	$81,893	$0	$0	$0	$0	$0	$0	$0	**$81,893**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$202,142	$0	$0	$0	$0	$0	$0	$0	**$202,142**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

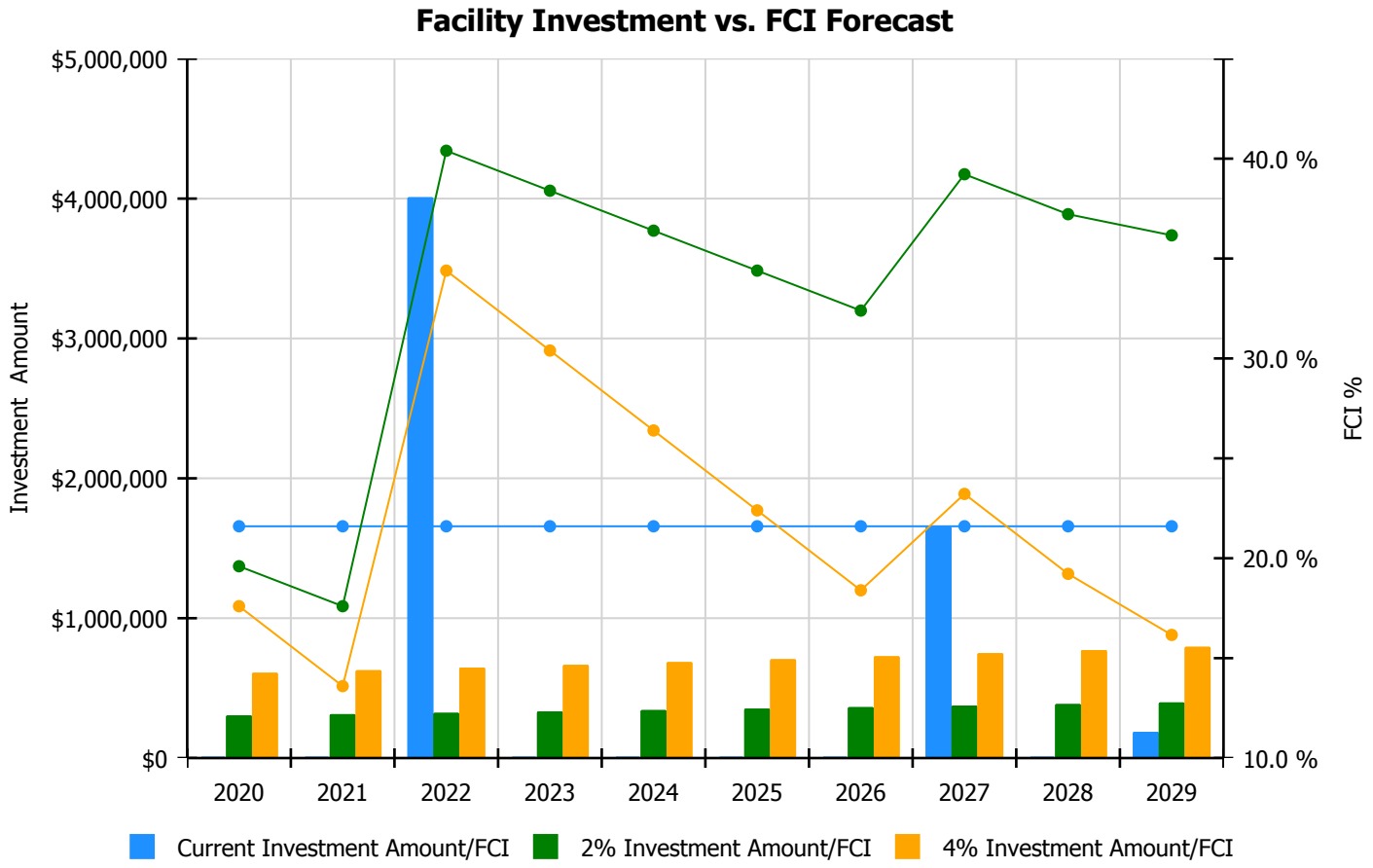
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

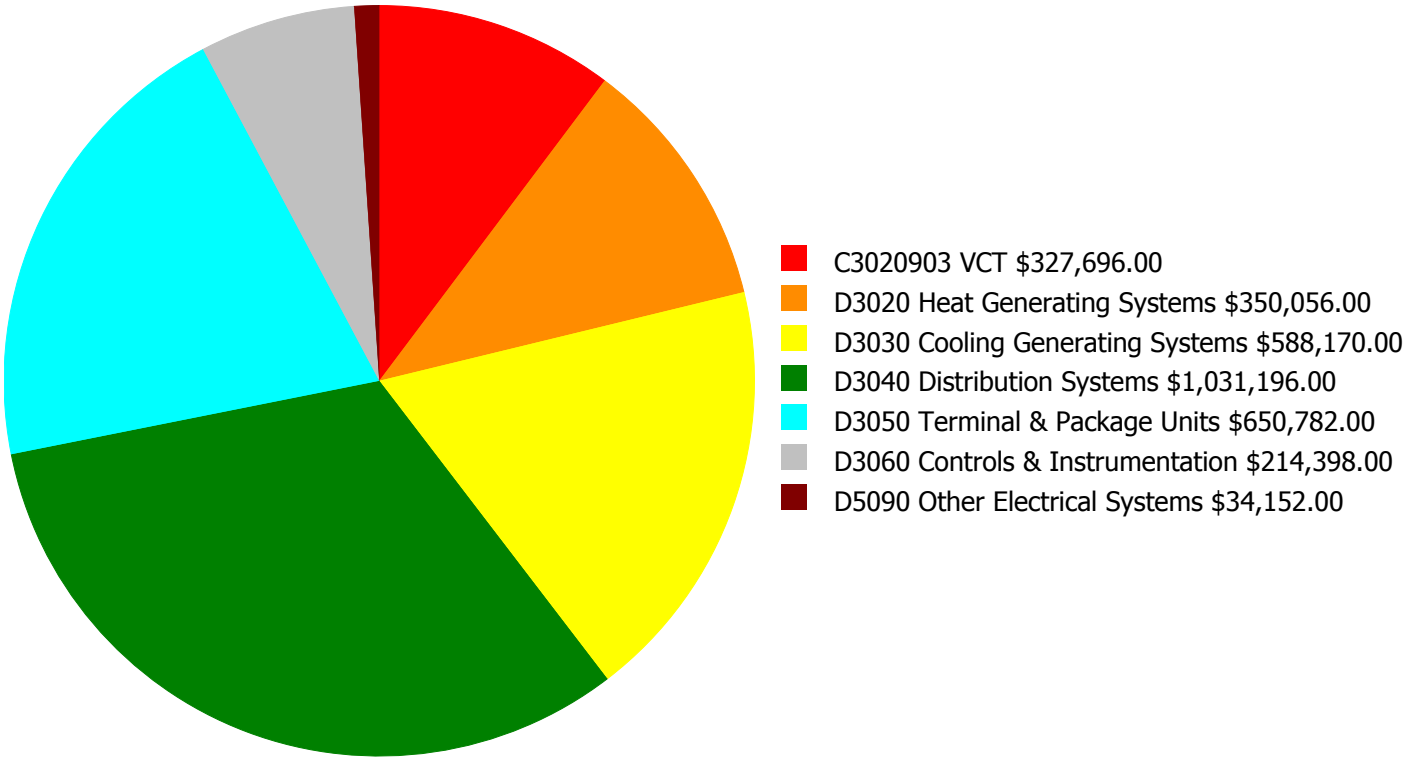
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 21.6%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$304,851.00	19.60 %	$609,701.00	17.60 %
2021	$0	$313,996.00	17.60 %	$627,992.00	13.60 %
2022	$4,009,680	$323,416.00	40.40 %	$646,832.00	34.40 %
2023	$0	$333,119.00	38.40 %	$666,237.00	30.40 %
2024	$0	$343,112.00	36.40 %	$686,224.00	26.40 %
2025	$0	$353,406.00	34.40 %	$706,811.00	22.40 %
2026	$0	$364,008.00	32.40 %	$728,015.00	18.40 %
2027	$1,654,191	$374,928.00	39.22 %	$749,856.00	23.22 %
2028	$0	$386,176.00	37.22 %	$772,352.00	19.22 %
2029	$187,413	$397,761.00	36.16 %	$795,522.00	16.16 %
Total:	**$5,851,284**	**$3,494,773.00**		**$6,989,542.00**	

Deficiency Summary by System

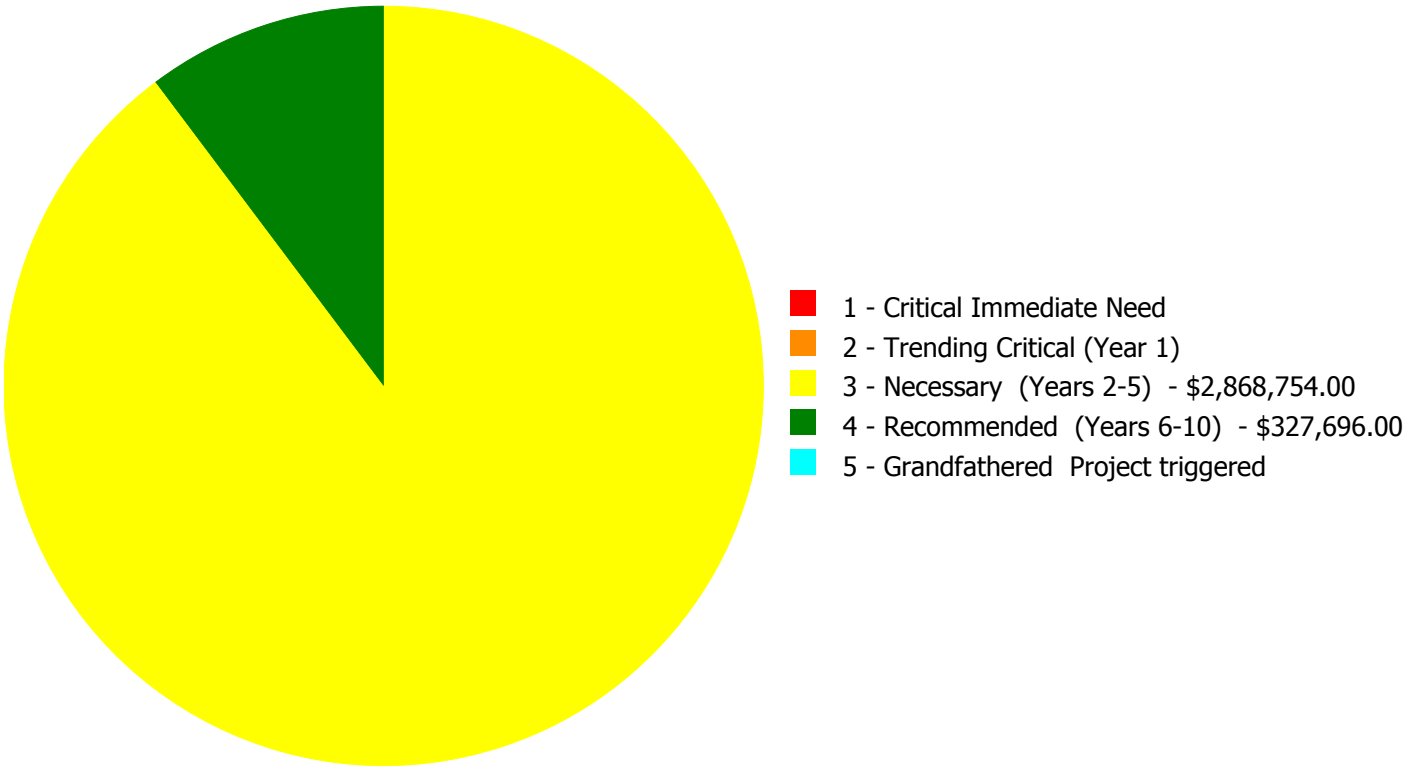
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,196,450.00

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: $3,196,450.00

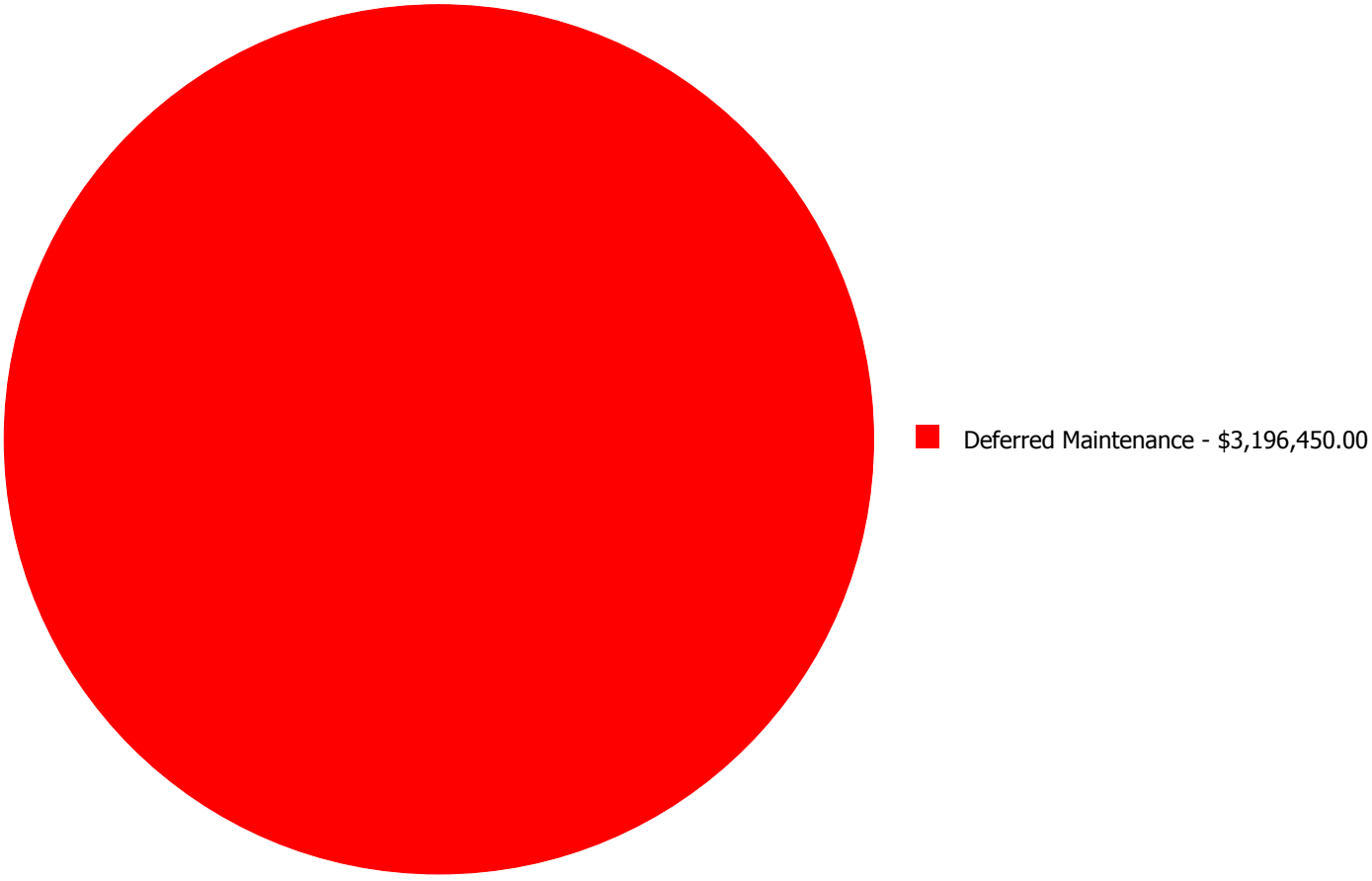
Deficiency By Priority Investment Table

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
C3020903	VCT	$0.00	$0.00	$0.00	$327,696.00	$0.00	$327,696.00
D3020	Heat Generating Systems	$0.00	$0.00	$350,056.00	$0.00	$0.00	$350,056.00
D3030	Cooling Generating Systems	$0.00	$0.00	$588,170.00	$0.00	$0.00	$588,170.00
D3040	Distribution Systems	$0.00	$0.00	$1,031,196.00	$0.00	$0.00	$1,031,196.00
D3050	Terminal & Package Units	$0.00	$0.00	$650,782.00	$0.00	$0.00	$650,782.00
D3060	Controls & Instrumentation	$0.00	$0.00	$214,398.00	$0.00	$0.00	$214,398.00
D5090	Other Electrical Systems	$0.00	$0.00	$34,152.00	$0.00	$0.00	$34,152.00
	Total:	$0.00	$0.00	$2,868,754.00	$327,696.00	$0.00	$3,196,450.00

Deficiency Summary by Category

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



Budget Estimate Total: $3,196,450.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: D3020 - Heat Generating Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 86,242.00
Unit of Measure: S.F.
Estimate: $350,056.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3030 - Cooling Generating Systems

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 86,242.00
Unit of Measure: S.F.
Estimate: $588,170.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 86,242.00
Unit of Measure: S.F.
Estimate: $1,031,196.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3050 - Terminal & Package Units

Location: Throughout the building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 86,242.00
Unit of Measure: S.F.
Estimate: $650,782.00
Assessor Name: Eduardo Lopez
Date Created: 09/28/2019

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

System: D3060 - Controls & Instrumentation

Location: Mechanical room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 86,242.00
Unit of Measure: S.F.
Estimate: $214,398.00
Assessor Name: Eduardo Lopez
Date Created: 09/28/2019

Notes: Controls and Instrumentation are two years beyond life expectancy. Replacement of Controls and Instrumentation should be considered.

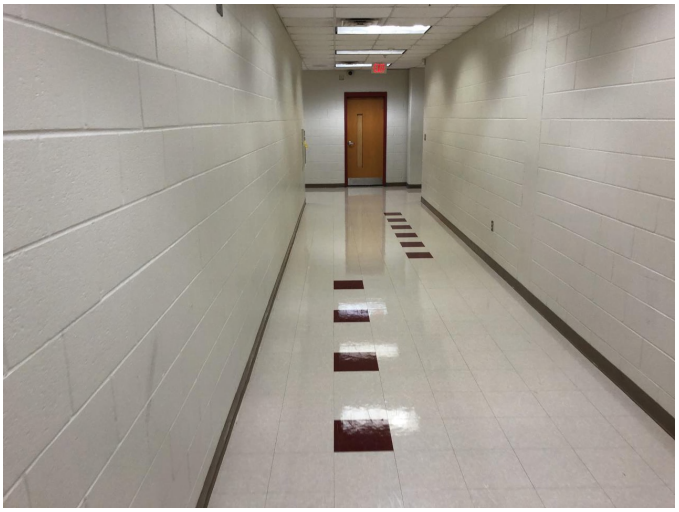
System: D5090 - Other Electrical Systems

Location: Southeast Elevation
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 86,242.00
Unit of Measure: S.F.
Estimate: $34,152.00
Assessor Name: Eduardo Lopez
Date Created: 09/28/2019

Notes: The emergency generator is aged, in marginal condition and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: C3020903 - VCT



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 60,752.00
Unit of Measure: S.F.
Estimate: $327,696.00
Assessor Name: Eduardo Lopez
Date Created: 10/15/2019

Notes: The vinyl tile finish is original to the buildings construction. This finish is damaged and nearing the end of its useful life. This finish is recommended for upgrade based on life cycle.

Executive Summary

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

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

Function:	Middle
Gross Area (SF):	69,619
Year Built:	2002
Last Renovation:	
Replacement Value:	$12,329,226
Repair Cost:	$2,926,547.00
Total FCI:	23.74 %
Total RSLI:	43.24 %
FCA Score:	76.26

Description:

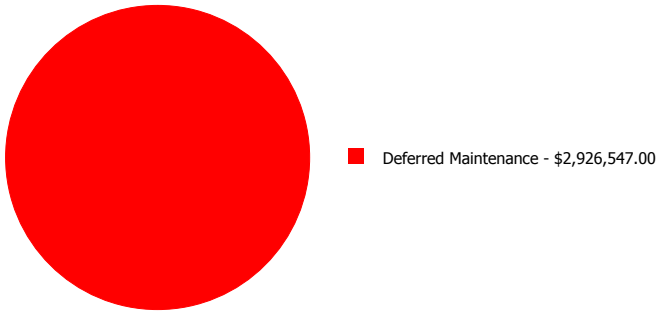
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

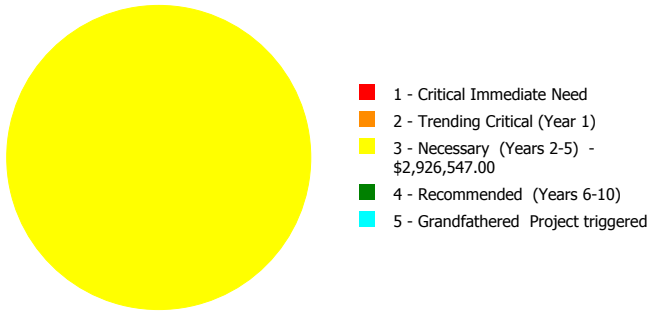
Dashboard Summary

Function:	Middle	Gross Area:	69,619
Year Built:	2002	Last Renovation:	
Repair Cost:	$2,926,547	Replacement Value:	$12,329,226
FCI:	23.74 %	RSLI%:	43.24 %

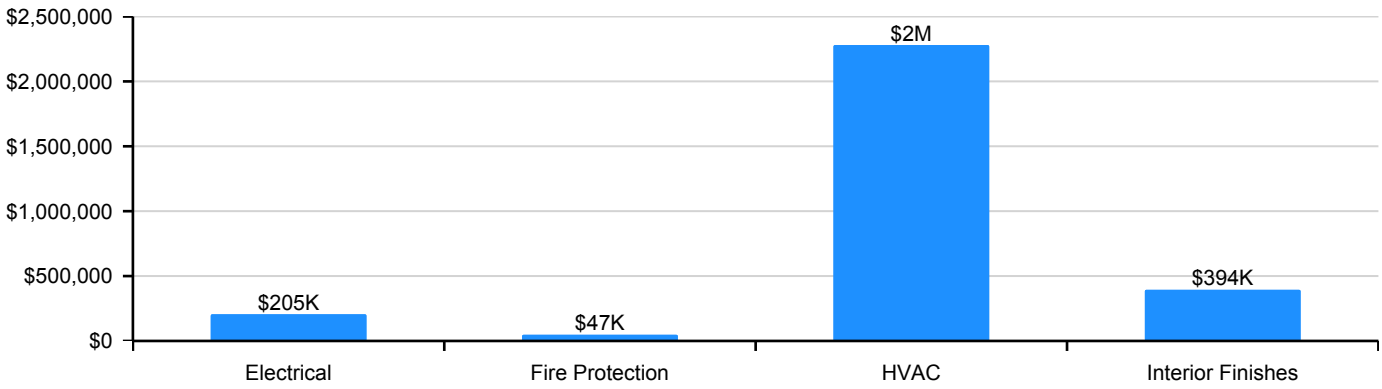
Deficiency By Category



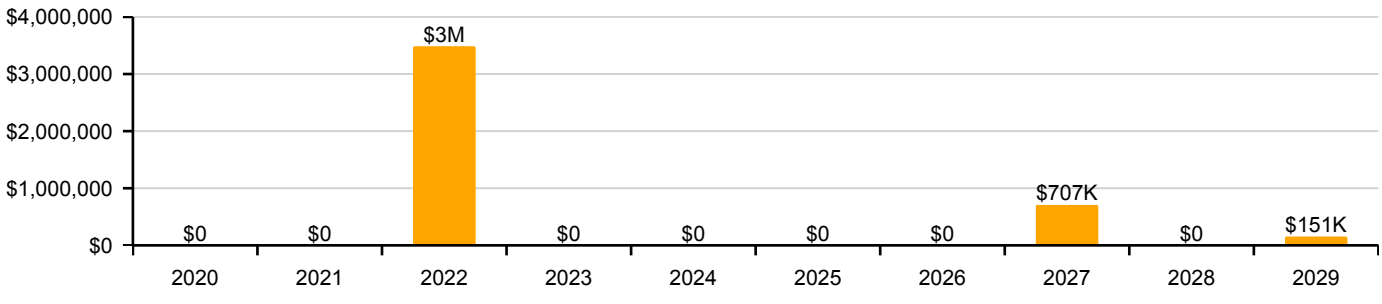
Deficiency By Priority



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	83.00 %	0.00 %	$0.00
A20 - Basement Construction	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	66.90 %	0.00 %	$0.00
B30 - Roofing	29.19 %	0.00 %	$0.00
C10 - Interior Construction	59.86 %	0.00 %	$0.00
C20 - Stairs	83.00 %	0.00 %	$0.00
C30 - Interior Finishes	10.60 %	38.05 %	$394,016.00
D10 - Conveying	15.00 %	0.00 %	$0.00
D20 - Plumbing	22.53 %	0.00 %	$0.00
D30 - HVAC	0.00 %	110.00 %	$2,279,814.00
D40 - Fire Protection	38.48 %	12.75 %	$47,480.00
D50 - Electrical	15.47 %	12.95 %	$205,237.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**43.24 %**	**23.74 %**	**$2,926,547.00**

Photo Album

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

1). North Elevation - Oct 07, 2019

2). Southwest Elevation - Oct 07, 2019

3). South Elevation - Oct 07, 2019

4). East Elevation - Oct 07, 2019

5). Northwest Elevation - Oct 07, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.33	S.F.	69,619	100	2002	2102		83.00 %	0.00 %	83			$440,688
A1030	Slab on Grade	$6.35	S.F.	69,619	100	2002	2102		83.00 %	0.00 %	83			$442,081
A2010	Basement Excavation	$0.16	S.F.	69,619	100	2002	2102		83.00 %	0.00 %	83			$11,139
A2020	Basement Walls	$2.41	S.F.	69,619	100	2002	2102		83.00 %	0.00 %	83			$167,782
B1010	Floor Construction	$24.80	S.F.	69,619	100	2002	2102		83.00 %	0.00 %	83			$1,726,551
B1020	Roof Construction	$8.24	S.F.	69,619	100	2002	2102		83.00 %	0.00 %	83			$573,661
B2010	Exterior Walls	$14.05	S.F.	69,619	100	2002	2102		83.00 %	0.00 %	83			$978,147
B2020	Exterior Windows	$8.77	S.F.	69,619	30	2002	2032		43.33 %	0.00 %	13			$610,559
B2030	Exterior Doors	$0.83	S.F.	69,619	30	2002	2032		43.33 %	0.00 %	13			$57,784
B3010105	Built-Up	$7.15	S.F.	22,136	25	2002	2027		32.00 %	0.00 %	8			$158,272
B3010120	Single Ply Membrane	$5.37	S.F.	12,684	20	2002	2022		15.00 %	0.00 %	3			$68,113
B3020	Roof Openings	$0.53	S.F.	69,619	30	2002	2032		43.33 %	0.00 %	13			$36,898
C1010	Partitions	$5.67	S.F.	69,619	100	2002	2102		83.00 %	0.00 %	83			$394,740
C1020	Interior Doors	$3.71	S.F.	69,619	40	2002	2042		57.50 %	0.00 %	23			$258,286
C1030	Fittings	$2.73	S.F.	69,619	20	2002	2022		15.00 %	0.00 %	3			$190,060
C2010	Stair Construction	$2.91	S.F.	69,619	100	2002	2102		83.00 %	0.00 %	83			$202,591
C3010230	Paint & Covering	$1.47	S.F.	69,619	10	2002	2012		0.00 %	0.00 %	-7			$102,340
C3020420	Ceramic Tile	$16.74	S.F.	1,269	50	2002	2052		66.00 %	0.00 %	33			$21,243
C3020901	Carpet	$7.50	S.F.	8,871	8	2002	2010		0.00 %	110.00 %	-9		$73,186.00	$66,533
C3020903	VCT	$3.48	S.F.	59,479	15	2002	2017		0.00 %	155.00 %	-2		$320,830.00	$206,987
C3030	Ceiling Finishes	$9.17	S.F.	69,619	20	2002	2022		15.00 %	0.00 %	3			$638,406
D1010	Elevators and Lifts	$1.28	S.F.	69,619	20	2002	2022		15.00 %	0.00 %	3			$89,112
D2010	Plumbing Fixtures	$6.49	S.F.	69,619	20	2002	2022		15.00 %	0.00 %	3			$451,827
D2020	Domestic Water Distribution	$0.76	S.F.	69,619	30	2002	2032		43.33 %	0.00 %	13			$52,910
D2030	Sanitary Waste	$1.75	S.F.	69,619	30	2002	2032		43.33 %	0.00 %	13			$121,833
D2040	Rain Water Drainage	$0.45	S.F.	69,619	20	2002	2022		15.00 %	0.00 %	3			$31,329
D3030	Cooling Generating Systems	$6.20	S.F.	69,619	20	2002	2022	2019	0.00 %	110.00 %	0		$474,802.00	$431,638
D3040	Distribution Systems	$10.87	S.F.	69,619	20	2002	2022	2019	0.00 %	110.00 %	0		$832,434.00	$756,759
D3050	Terminal & Package Units	$10.44	S.F.	69,619	15	2002	2017		0.00 %	110.00 %	-2		$799,505.00	$726,822
D3060	Controls & Instrumentation	$2.26	S.F.	69,619	15	2002	2017		0.00 %	110.00 %	-2		$173,073.00	$157,339
D4010	Sprinklers	$4.17	S.F.	69,619	30	2002	2032		43.33 %	0.00 %	13			$290,311
D4020	Standpipes	$0.47	S.F.	69,619	30	2002	2032		43.33 %	0.00 %	13			$32,721

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D4030	Fire Protection Specialties	$0.09	S.F.	69,619	15	2012	2027		53.33 %	0.00 %	8			$6,266
D4090	Other Fire Protection Systems	$0.62	S.F.	69,619	15	2002	2017		0.00 %	110.00 %	-2		$47,480.00	$43,164
D5010	Electrical Service/Distribution	$2.37	S.F.	69,619	20	2002	2022		15.00 %	0.00 %	3			$164,997
D5020	Branch Wiring	$7.71	S.F.	69,619	20	2002	2022		15.00 %	0.00 %	3			$536,762
D5020	Lighting	$5.73	S.F.	69,619	20	2002	2022		15.00 %	0.00 %	3			$398,917
D5030810	Security & Detection Systems	$1.28	S.F.	69,619	20	2002	2022		15.00 %	0.00 %	3			$89,112
D5030910	Fire Alarm Systems	$2.32	S.F.	69,619	15	2002	2017		0.00 %	110.00 %	-2		$177,668.00	$161,516
D5030920	Data Communication	$3.00	S.F.	69,619	25	2002	2027		32.00 %	0.00 %	8			$208,857
D5090	Other Electrical Systems	$0.36	S.F.	69,619	15	2002	2017		0.00 %	110.00 %	-2		$27,569.00	$25,063
E1020	Institutional Equipment	$0.12	S.F.	69,619	20	2002	2022		15.00 %	0.00 %	3			$8,354
E1090	Other Equipment	$0.79	S.F.	69,619	20	2002	2022		15.00 %	0.00 %	3			$54,999
E2010	Fixed Furnishings	$1.95	S.F.	69,619	20	2002	2022		15.00 %	0.00 %	3			$135,757
								Total	**43.24 %**	**23.74 %**			**$2,926,547.00**	**$12,329,226**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3010120 - Single Ply Membrane

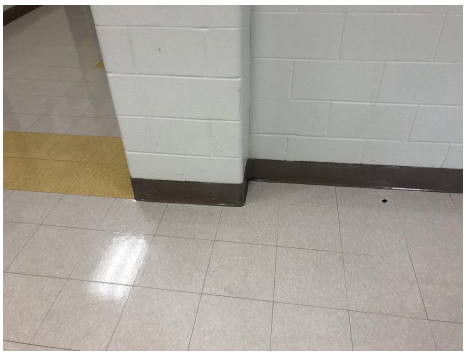


Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

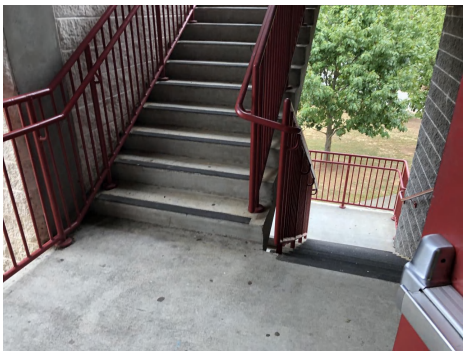

Note:

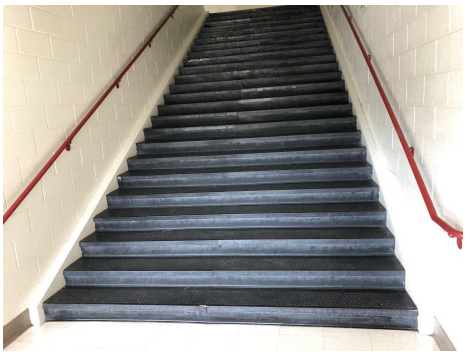
System: C1030 - Fittings



Note:

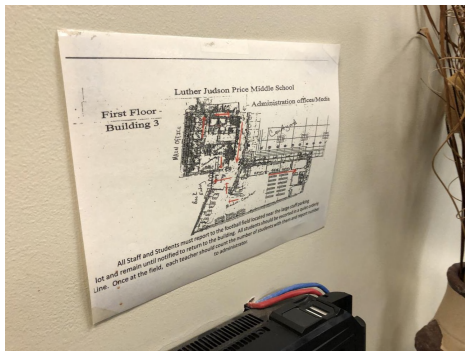
System: C2010 - Stair Construction





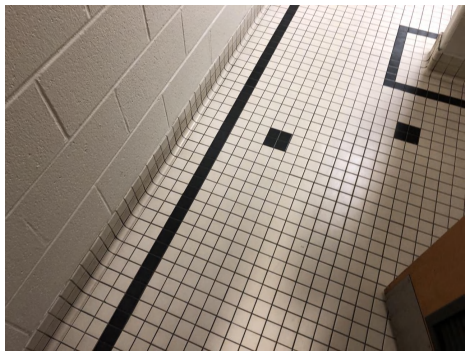
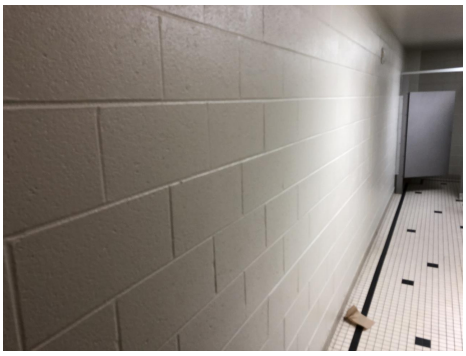
Note:

System: C3010230 - Paint & Covering

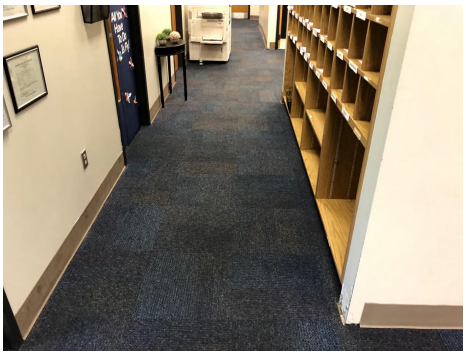
Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020901 - Carpet

Note:

System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste


Note:

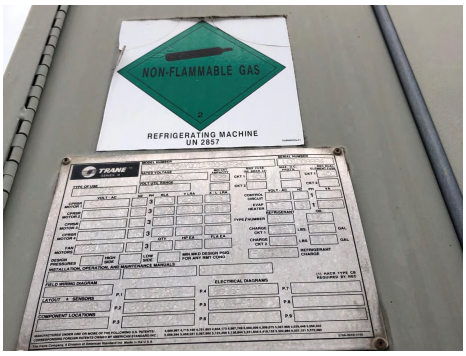
System: D2040 - Rain Water Drainage



Note:

System: D3030 - Cooling Generating Systems





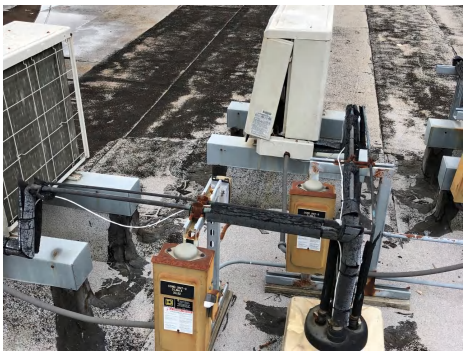
Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

Note:

System: D4030 - Fire Protection Specialties

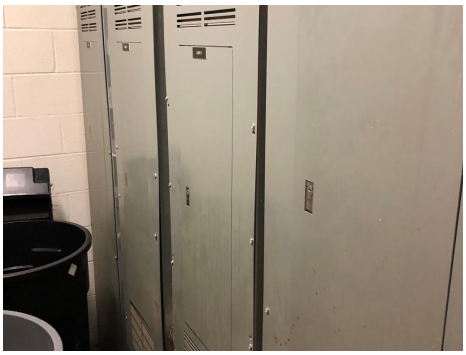


Note:

System: D4090 - Other Fire Protection Systems

Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



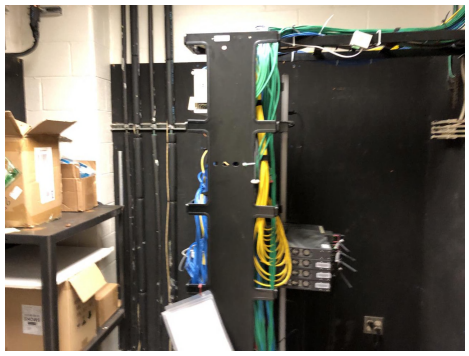
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

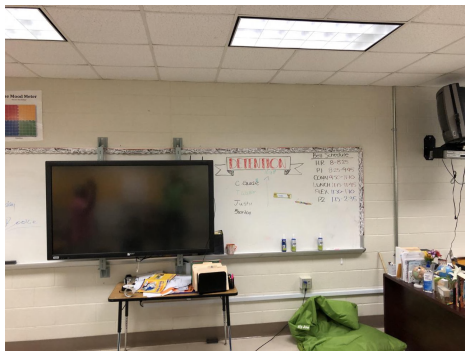
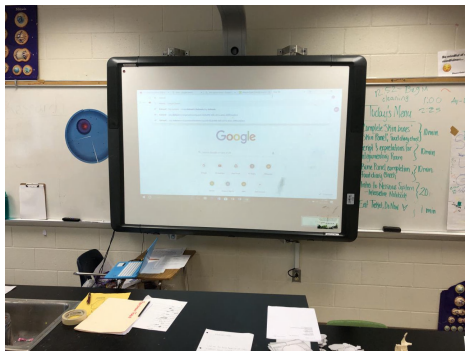




Note:

System: D5090 - Other Electrical Systems


Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,926,547**	**$0**	**$0**	**$3,482,648**	**$0**	**$0**	**$0**	**$0**	**$707,249**	**$0**	**$151,290**	**$7,267,734**
*** 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**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$314,777	$0	$0	**$314,777**
B3010120 - Single Ply Membrane	$0	$0	$0	$129,507	$0	$0	$0	$0	$0	$0	$0	**$129,507**
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	$228,452	$0	$0	$0	$0	$0	$0	$0	**$228,452**

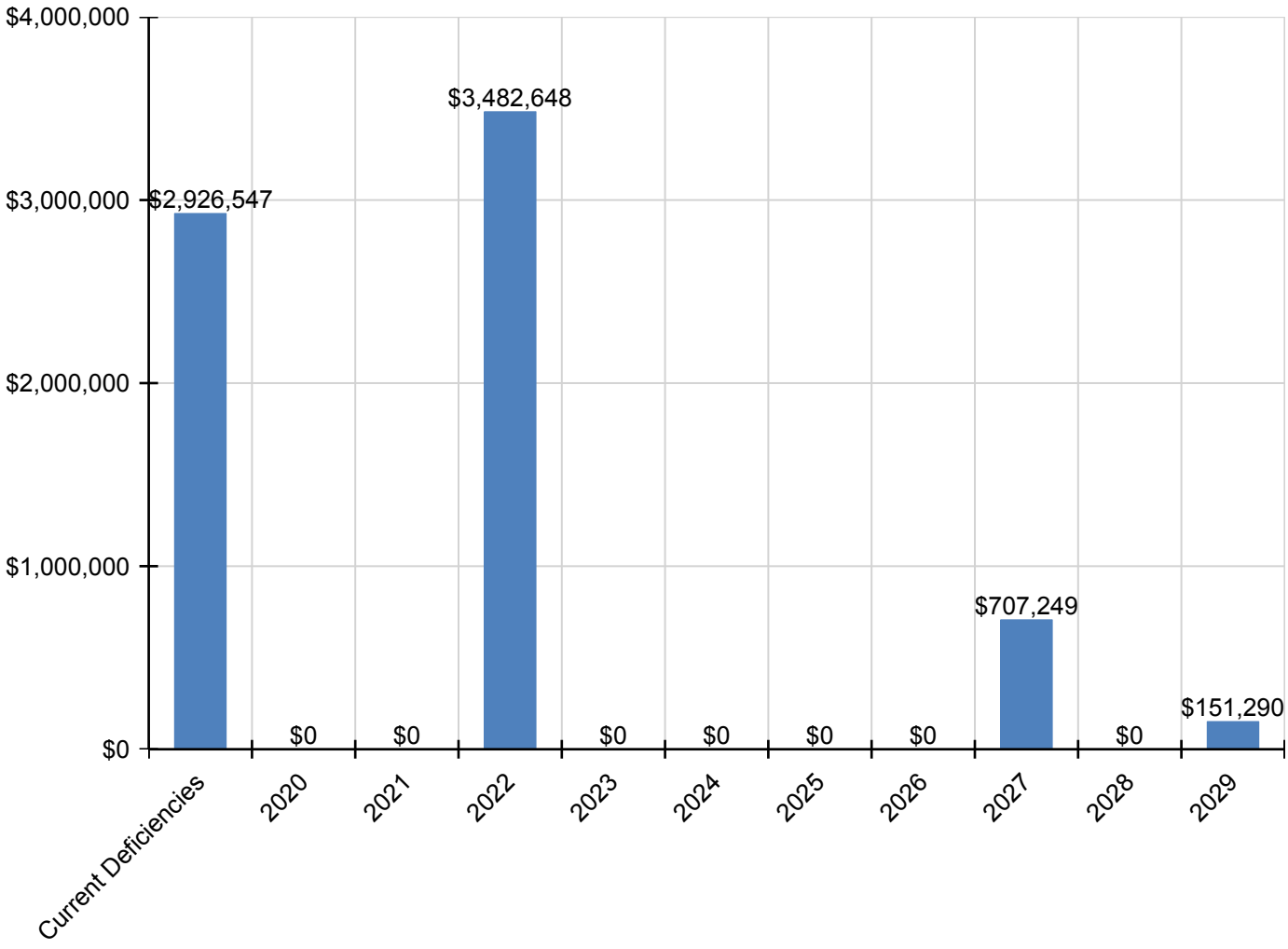
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$151,290	**$151,290**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$73,186	$0	$0	$0	$0	$0	$0	$0	$92,710	$0	$0	**$165,896**
C3020903 - VCT	$320,830	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$320,830**
C3030 - Ceiling Finishes	$0	$0	$0	$767,364	$0	$0	$0	$0	$0	$0	$0	**$767,364**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$107,113	$0	$0	$0	$0	$0	$0	$0	**$107,113**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$543,096	$0	$0	$0	$0	$0	$0	$0	**$543,096**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$37,656	$0	$0	$0	$0	$0	$0	$0	**$37,656**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$474,802	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$474,802**
D3040 - Distribution Systems	$832,434	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$832,434**
D3050 - Terminal & Package Units	$799,505	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$799,505**
D3060 - Controls & Instrumentation	$173,073	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$173,073**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$8,731	$0	$0	**$8,731**
D4090 - Other Fire Protection Systems	$47,480	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,480**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$198,327	$0	$0	$0	$0	$0	$0	$0	**$198,327**
D5020 - Branch Wiring	$0	$0	$0	$645,189	$0	$0	$0	$0	$0	$0	$0	**$645,189**
D5020 - Lighting	$0	$0	$0	$479,498	$0	$0	$0	$0	$0	$0	$0	**$479,498**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$107,113	$0	$0	$0	$0	$0	$0	$0	**$107,113**
D5030910 - Fire Alarm Systems	$177,668	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$177,668**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$291,032	$0	$0	**$291,032**
D5090 - Other Electrical Systems	$27,569	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,569**
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	$10,042	$0	$0	$0	$0	$0	$0	$0	**$10,042**
E1090 - Other Equipment	$0	$0	$0	$66,109	$0	$0	$0	$0	$0	$0	$0	**$66,109**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$163,180	$0	$0	$0	$0	$0	$0	$0	**$163,180**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

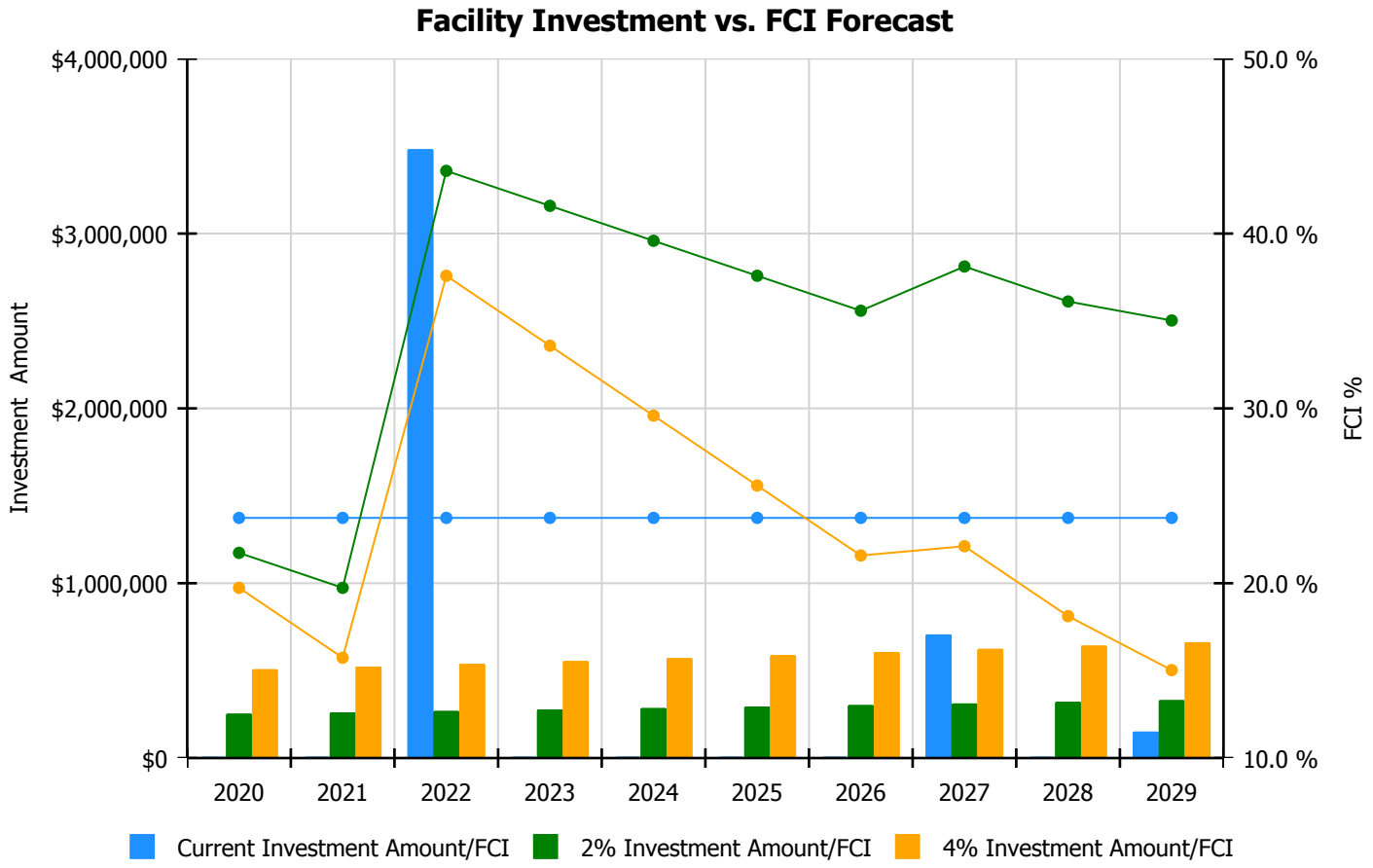
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

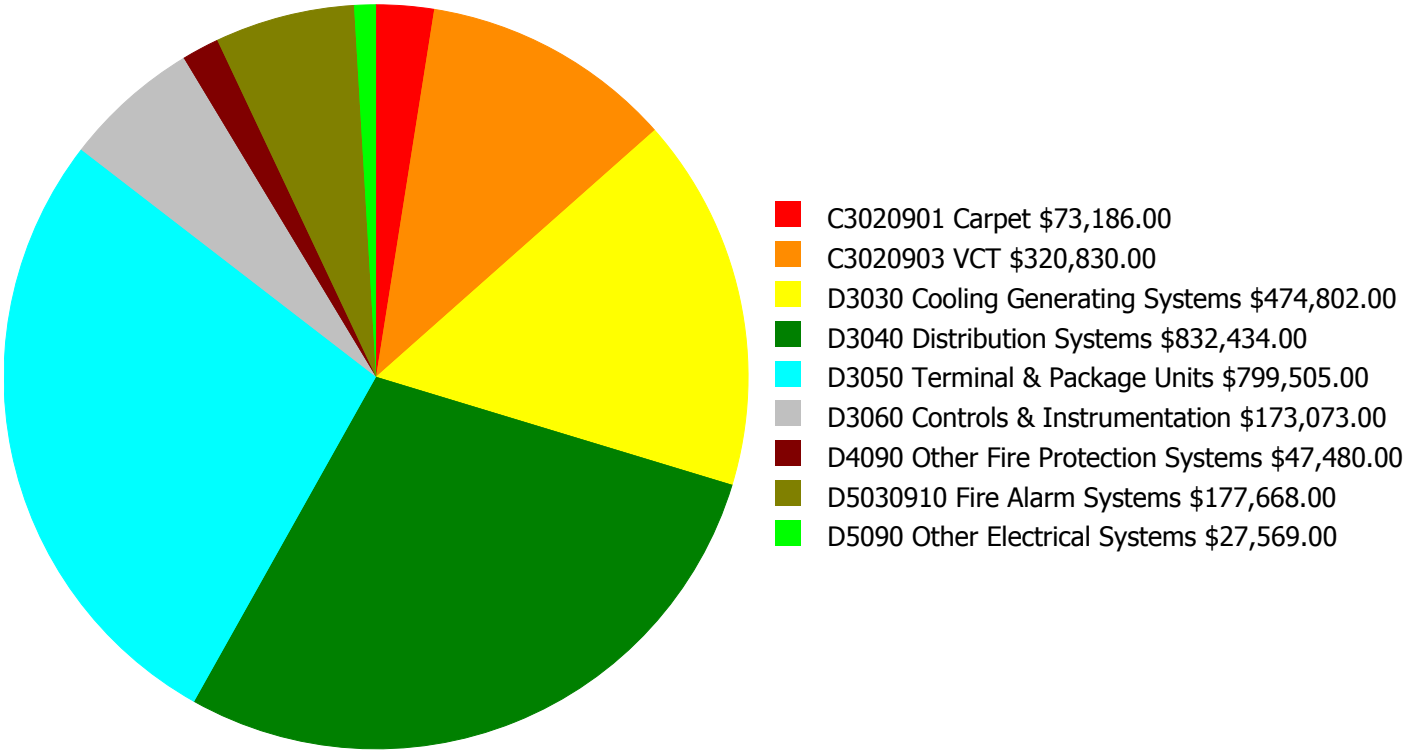
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 23.74%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$253,982.00	21.74 %	$507,964.00	19.74 %
2021	$0	$261,602.00	19.74 %	$523,203.00	15.74 %
2022	$3,482,648	$269,450.00	43.59 %	$538,899.00	37.59 %
2023	$0	$277,533.00	41.59 %	$555,066.00	33.59 %
2024	$0	$285,859.00	39.59 %	$571,718.00	29.59 %
2025	$0	$294,435.00	37.59 %	$588,870.00	25.59 %
2026	$0	$303,268.00	35.59 %	$606,536.00	21.59 %
2027	$707,249	$312,366.00	38.12 %	$624,732.00	22.12 %
2028	$0	$321,737.00	36.12 %	$643,474.00	18.12 %
2029	$151,290	$331,389.00	35.03 %	$662,778.00	15.03 %
Total:	**$4,341,187**	**$2,911,621.00**		**$5,823,240.00**	

Deficiency Summary by System

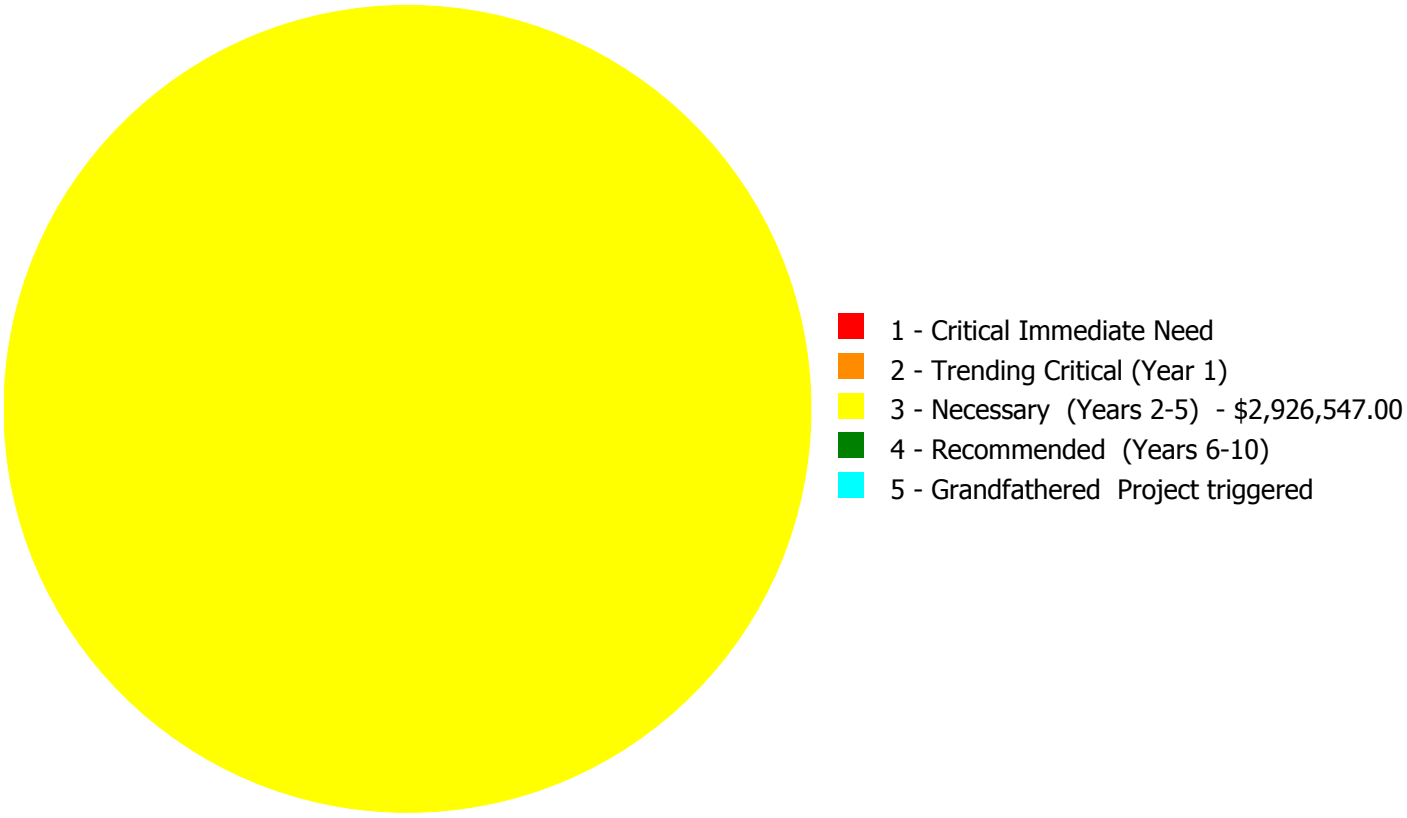
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,926,547.00

Deficiency Summary by Priority

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



Budget Estimate Total: $2,926,547.00

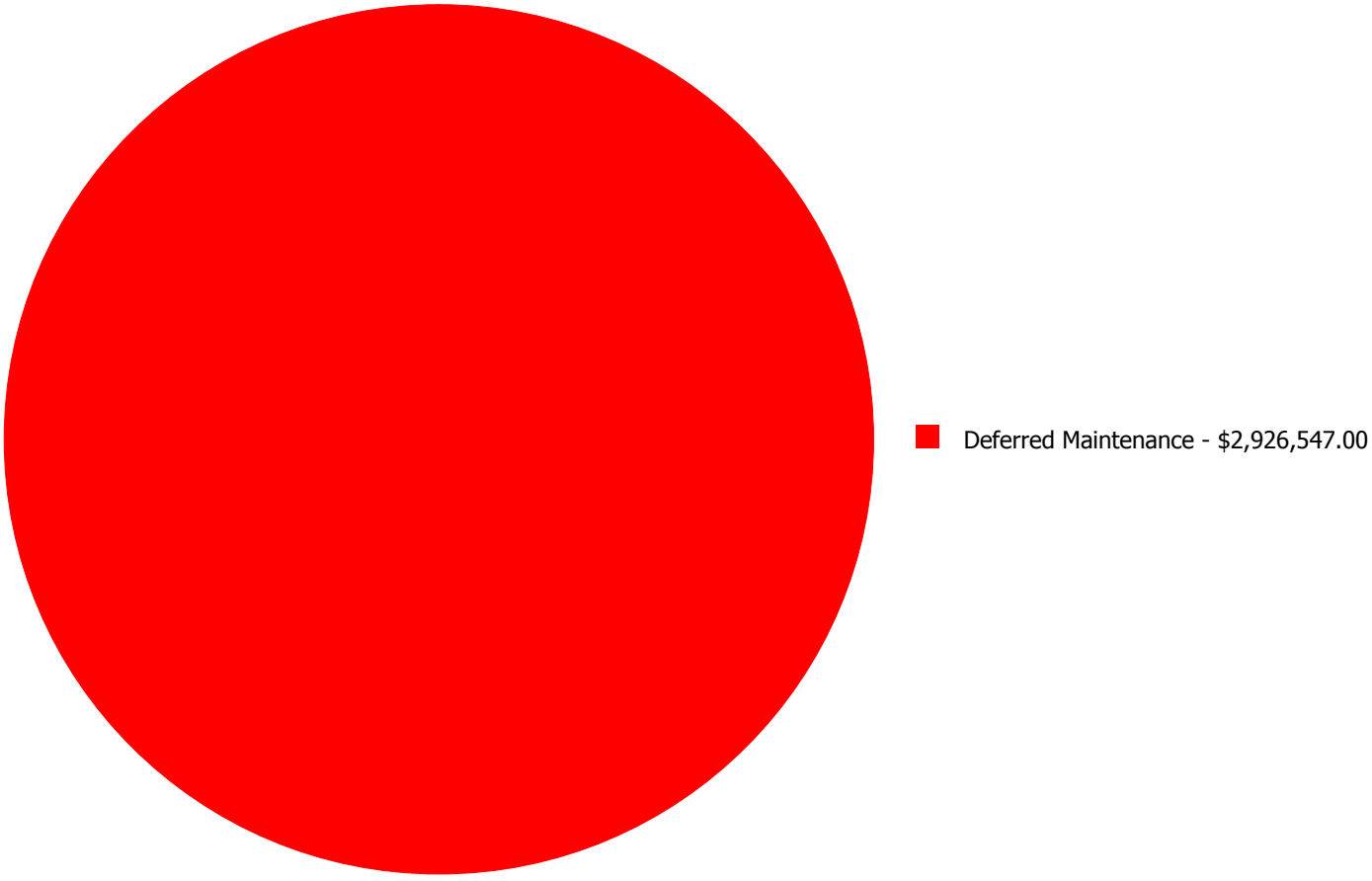
Deficiency By Priority Investment Table

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	$73,186.00	$0.00	$0.00	$73,186.00
C3020903	VCT	$0.00	$0.00	$320,830.00	$0.00	$0.00	$320,830.00
D3030	Cooling Generating Systems	$0.00	$0.00	$474,802.00	$0.00	$0.00	$474,802.00
D3040	Distribution Systems	$0.00	$0.00	$832,434.00	$0.00	$0.00	$832,434.00
D3050	Terminal & Package Units	$0.00	$0.00	$799,505.00	$0.00	$0.00	$799,505.00
D3060	Controls & Instrumentation	$0.00	$0.00	$173,073.00	$0.00	$0.00	$173,073.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$47,480.00	$0.00	$0.00	$47,480.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$177,668.00	$0.00	$0.00	$177,668.00
D5090	Other Electrical Systems	$0.00	$0.00	$27,569.00	$0.00	$0.00	$27,569.00
	Total:	$0.00	$0.00	$2,926,547.00	$0.00	$0.00	$2,926,547.00

Deficiency Summary by Category

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



Budget Estimate Total: $2,926,547.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 8,871.00
Unit of Measure: S.F.
Estimate: $73,186.00
Assessor Name: Eduardo Lopez
Date Created: 10/16/2019

Notes: The carpet is original to the buildings construction. The carpet is nearing the end of its useful life. This carpet is recommended for upgrade based on life cycle.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 59,479.00
Unit of Measure: S.F.
Estimate: $320,830.00
Assessor Name: Eduardo Lopez
Date Created: 10/16/2019

Notes: The vinyl tile finish is original to the buildings construction. This finish is damaged and nearing the end of its useful life. This finish is recommended for upgrade based on life cycle.

System: D3030 - Cooling Generating Systems

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 69,619.00
Unit of Measure: S.F.
Estimate: $474,802.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 69,619.00
Unit of Measure: S.F.
Estimate: $832,434.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3050 - Terminal & Package Units

Location: Rooftop
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 69,619.00
Unit of Measure: S.F.
Estimate: $799,505.00
Assessor Name: Eduardo Lopez
Date Created: 09/28/2019

Notes: Rooftop terminal package units are beyond their life expectancy. Replacing the units is strongly recommended

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 69,619.00
Unit of Measure: S.F.
Estimate: $173,073.00
Assessor Name: Eduardo Lopez
Date Created: 09/28/2019

Notes: Controls and Instrumentation are two years beyond life expectancy. Replacement of Controls and Instrumentation should be considered.

System: D4090 - Other Fire Protection Systems

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 69,619.00
Unit of Measure: S.F.
Estimate: $47,480.00
Assessor Name: Eduardo Lopez
Date Created: 09/28/2019

Notes: Carbon Monoxide Detector is beyond its expected life. The installation of a new data system is recommended.

System: D5030910 - Fire Alarm Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 69,619.00
Unit of Measure: S.F.
Estimate: $177,668.00
Assessor Name: Eduardo Lopez
Date Created: 10/17/2019

Notes: Fire alarm system is beyond life expectancy. Its the original system that came with construction of the building. Upgrading the system is recommended.

System: D5090 - Other Electrical Systems

Location: East side of the building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 69,619.00
Unit of Measure: S.F.
Estimate: $27,569.00
Assessor Name: Eduardo Lopez
Date Created: 09/28/2019

Notes: The emergency generator is aged, in marginal condition and should be scheduled for replacement.

Executive Summary

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

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

Function:	
Gross Area (SF):	155,561
Year Built:	1972
Last Renovation:	
Replacement Value:	$4,466,156
Repair Cost:	$174,121.88
Total FCI:	3.90 %
Total RSLI:	47.28 %
FCA Score:	96.10

Description:

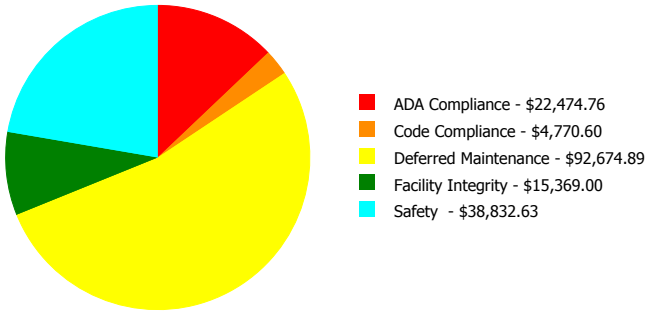
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

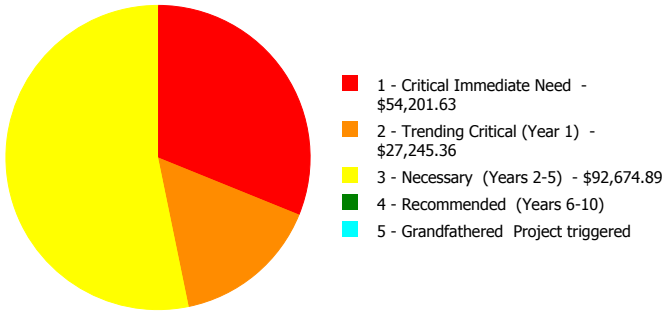
Dashboard Summary

Function:		Gross Area:	155,561
Year Built:	1972	Last Renovation:	
Repair Cost:	$174,122	Replacement Value:	$4,466,156
FCI:	3.90 %	RSLI%:	47.28 %

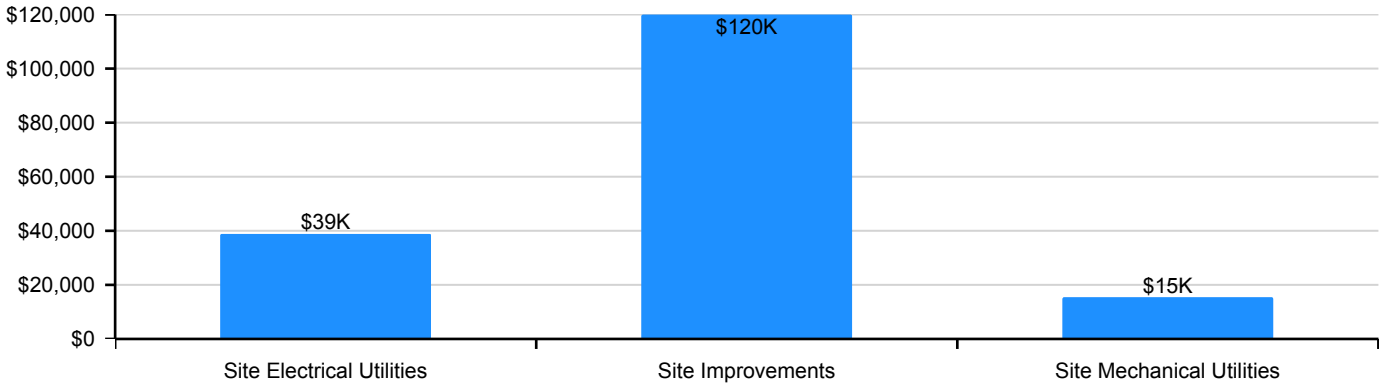
Deficiency By Category



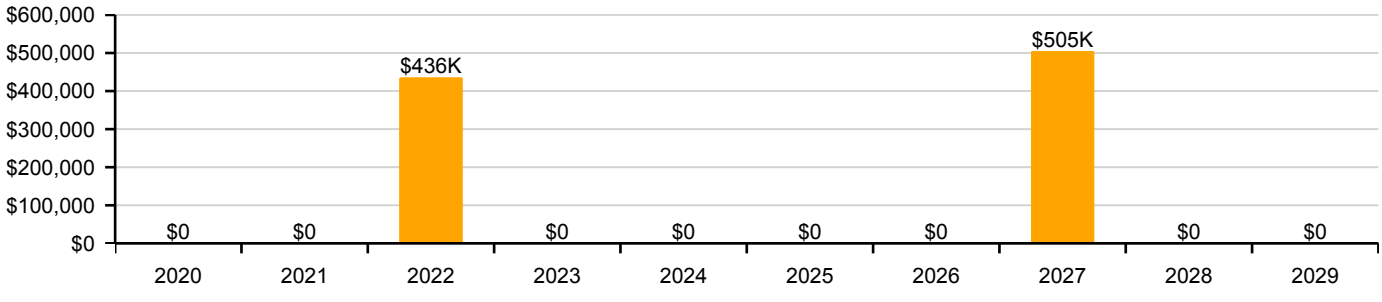
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	43.93 %	4.44 %	$119,920.25
G30 - Site Mechanical Utilities	66.00 %	2.18 %	$15,369.00
G40 - Site Electrical Utilities	43.33 %	3.67 %	$38,832.63
Totals:	**47.28 %**	**3.90 %**	**$174,121.88**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	155,561	35	2002	2037		51.43 %	26.72 %	18		$98,510.18	$368,680
G2020	Parking Lots	$8.00	S.F.	155,561	35	2002	2037		51.43 %	0.04 %	18		$518.63	$1,244,488
G2030	Pedestrian Paving	$2.33	S.F.	155,561	35	2002	2037		51.43 %	5.76 %	18		$20,891.44	$362,457
G2040950	Covered Walkways	$1.15	S.F.	155,561	25	2002	2027		32.00 %	0.00 %	8			$178,895
G2040950	Playing Field	$2.33	S.F.	155,561	20	2002	2022		15.00 %	0.00 %	3			$362,457
G2050	Landscaping	$1.18	S.F.	155,561	25	2002	2027		32.00 %	0.00 %	8			$183,562
G3010	Water Supply	$1.09	S.F.	155,561	50	2002	2052		66.00 %	0.00 %	33			$169,561
G3020	Sanitary Sewer	$2.20	S.F.	155,561	50	2002	2052		66.00 %	0.00 %	33			$342,234
G3030	Storm Sewer	$1.25	S.F.	155,561	50	2002	2052		66.00 %	7.90 %	33		$15,369.00	$194,451
G4010	Electrical Distribution	$2.55	S.F.	155,561	30	2002	2032		43.33 %	0.00 %	13			$396,681
G4020	Site Lighting	$2.98	S.F.	155,561	30	2002	2032		43.33 %	8.38 %	13		$38,832.63	$463,572
G4030	Site Communication and Security	$1.28	S.F.	155,561	30	2002	2032		43.33 %	0.00 %	13			$199,118
								Total	**47.28 %**	**3.90 %**			**$174,121.88**	**$4,466,156**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

Renewal Schedule

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

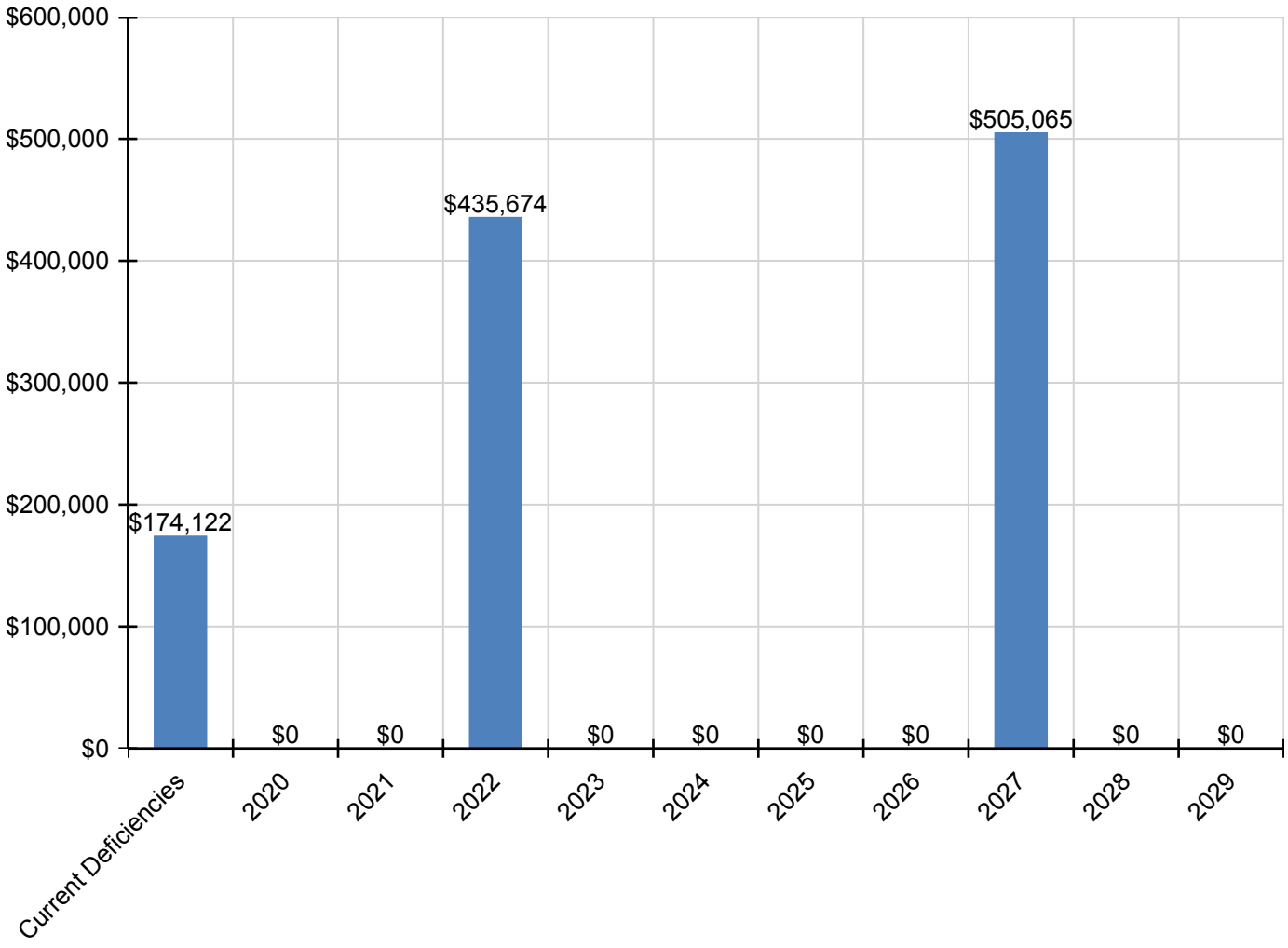
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$174,122**	**$0**	**$0**	**$435,674**	**$0**	**$0**	**$0**	**$0**	**$505,065**	**$0**	**$0**	**$1,114,860**
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	$98,510	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,510**
G2020 - Parking Lots	$519	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$519**
G2030 - Pedestrian Paving	$20,891	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,891**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$249,281	$0	$0	**$249,281**
G2040950 - Playing Field	$0	$0	$0	$435,674	$0	$0	$0	$0	$0	$0	$0	**$435,674**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$255,784	$0	$0	**$255,784**
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	$15,369	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,369**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$38,833	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,833**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

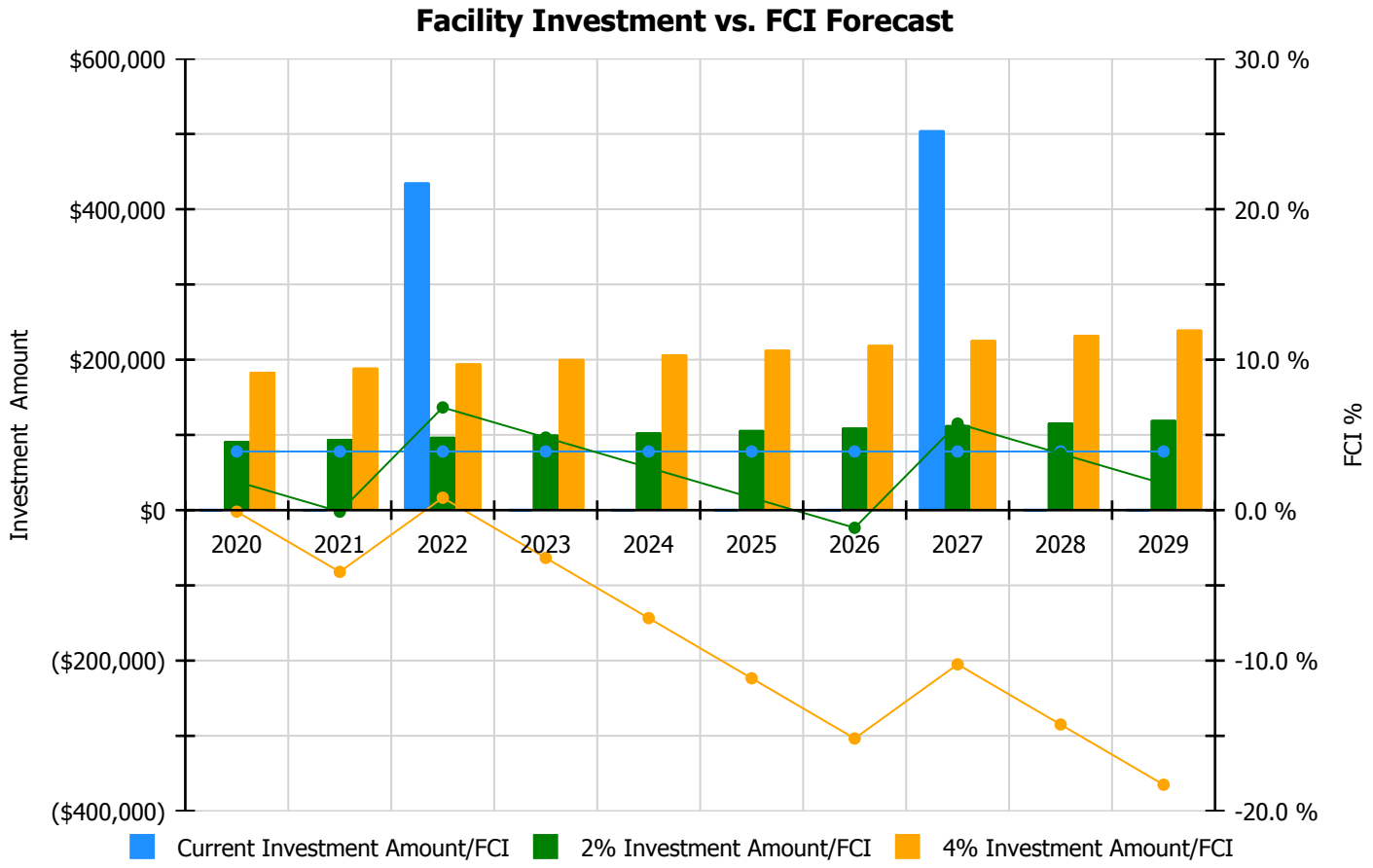
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

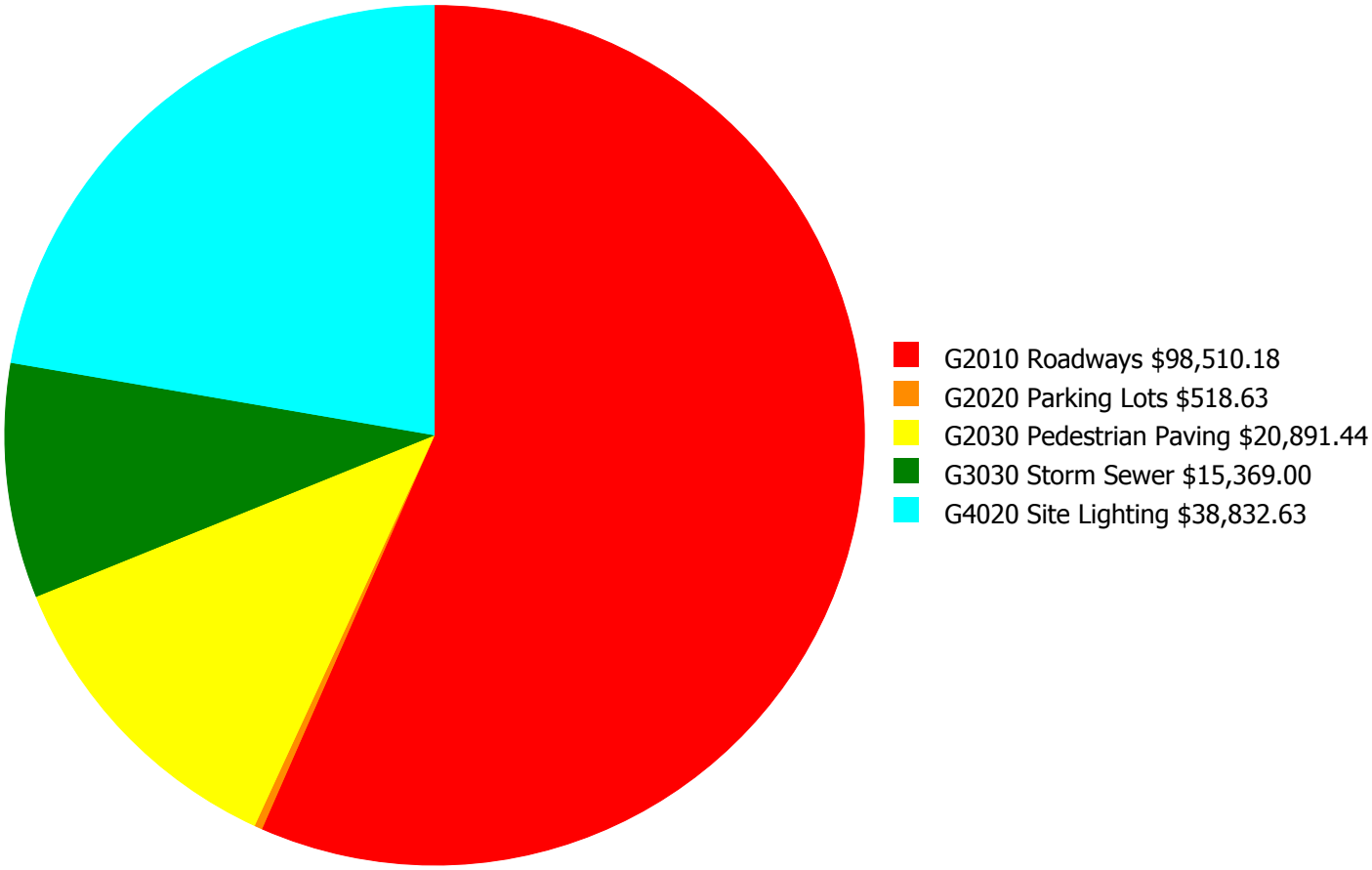
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 3.9%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$92,003.00	1.90 %	$184,006.00	-0.10 %
2021	$0	$94,763.00	-0.10 %	$189,526.00	-4.10 %
2022	$435,674	$97,606.00	6.83 %	$195,212.00	0.83 %
2023	$0	$100,534.00	4.83 %	$201,068.00	-3.17 %
2024	$0	$103,550.00	2.83 %	$207,100.00	-7.17 %
2025	$0	$106,656.00	0.83 %	$213,313.00	-11.17 %
2026	$0	$109,856.00	-1.17 %	$219,712.00	-15.17 %
2027	$505,065	$113,152.00	5.75 %	$226,304.00	-10.25 %
2028	$0	$116,546.00	3.75 %	$233,093.00	-14.25 %
2029	$0	$120,043.00	1.75 %	$240,086.00	-18.25 %
Total:	**$940,739**	**$1,054,709.00**		**$2,109,420.00**	

Deficiency Summary by System

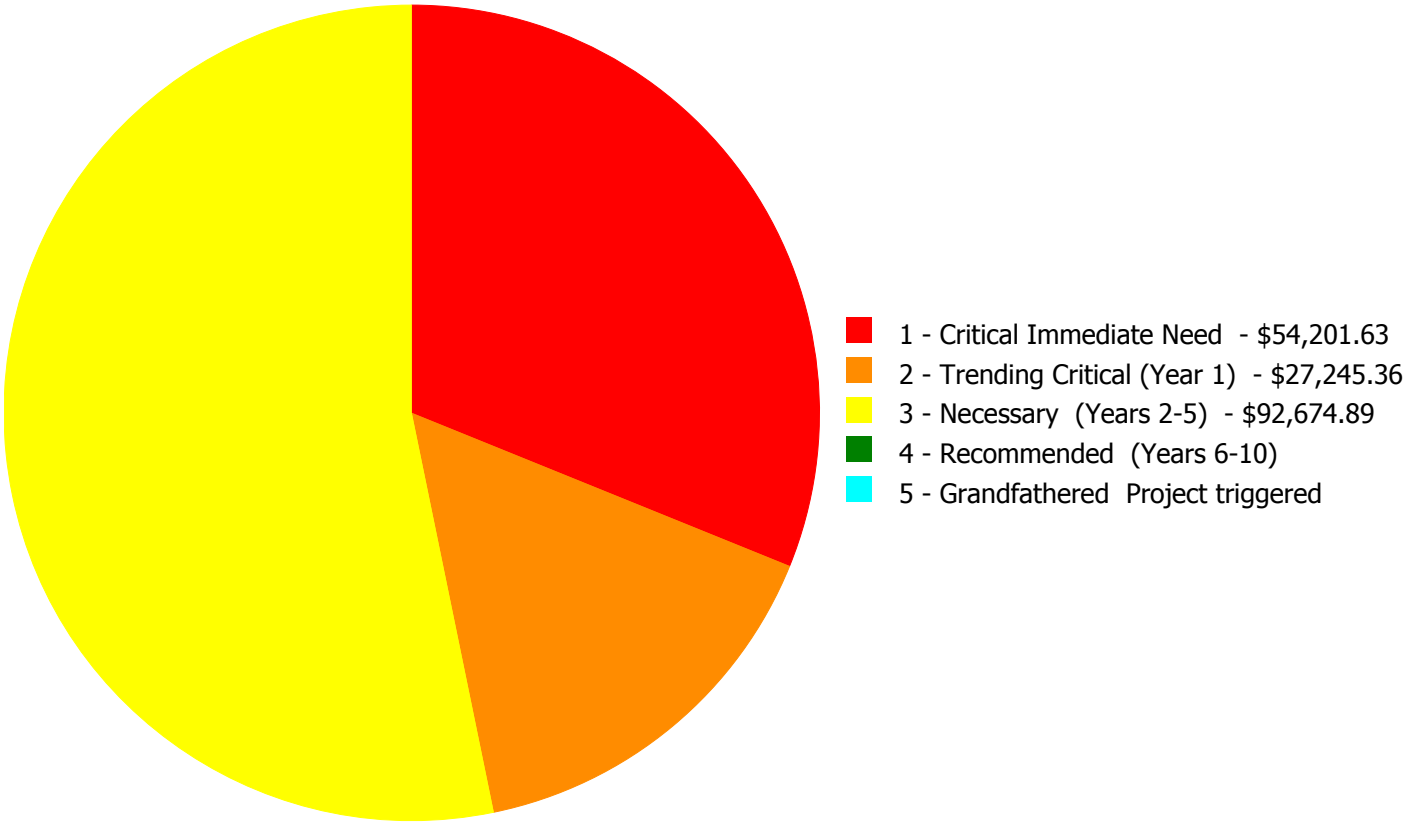
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $174,121.88

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: $174,121.88

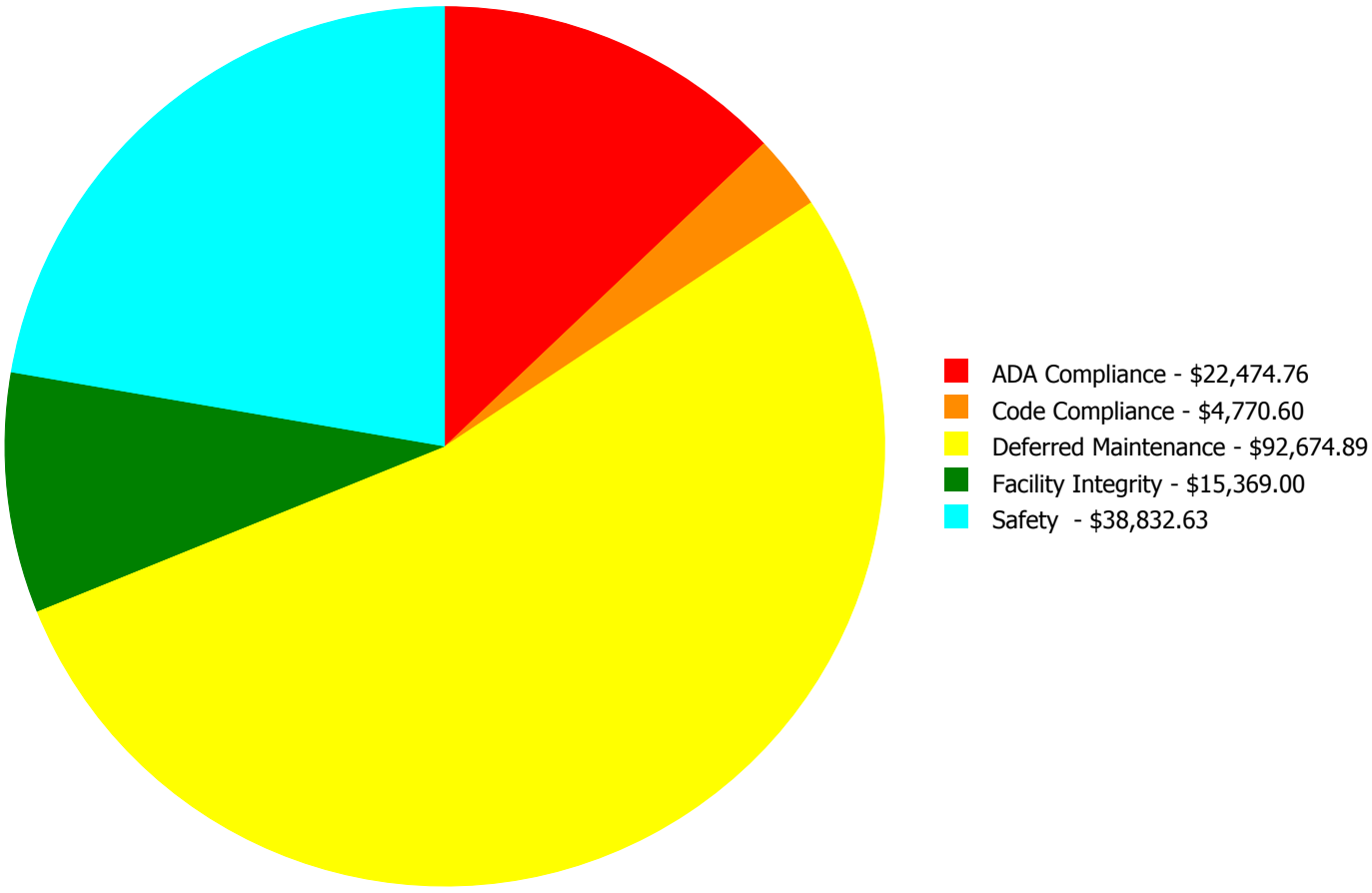
Deficiency By Priority Investment Table

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
G2010	Roadways	$0.00	$5,835.29	$92,674.89	$0.00	$0.00	$98,510.18
G2020	Parking Lots	$0.00	$518.63	$0.00	$0.00	$0.00	$518.63
G2030	Pedestrian Paving	$0.00	$20,891.44	$0.00	$0.00	$0.00	$20,891.44
G3030	Storm Sewer	$15,369.00	$0.00	$0.00	$0.00	$0.00	$15,369.00
G4020	Site Lighting	$38,832.63	$0.00	$0.00	$0.00	$0.00	$38,832.63
	Total:	$54,201.63	$27,245.36	$92,674.89	$0.00	$0.00	$174,121.88

Deficiency Summary by Category

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



Budget Estimate Total: $174,121.88

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

System: G3030 - Storm Sewer

Location: Northwest corner of 2002 Building
Distress: Failing
Category: Facility Integrity
Priority: 1 - Critical Immediate Need
Correction: Replace/Add catch basin and drain
Qty: 1.00
Unit of Measure: Ea.
Estimate: $15,369.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2019

Notes: It appears at the lowest point in this area there is no storm drain or it's buried and not visible and should be replaced or added.

System: G4020 - Site Lighting

Location: Site
Distress: Missing
Category: Safety
Priority: 1 - Critical Immediate Need
Correction: Add Site Lighting
Qty: 6.00
Unit of Measure: Ea.
Estimate: $38,832.63
Assessor Name: Eduardo Lopez
Date Created: 10/08/2019

Notes: The rear parking lot doesn't have lighting and has been addressed as a safety issue. Add site lighting.

Priority 2 - Trending Critical (Year 1):

System: G2010 - Roadways

Location: Throughout SIte
Distress: Inadequate
Category: Code Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Fire lane marking, incl. curb painting and with the words "No Parking, Fire Lane" painted in black
Qty: 2,000.00
Unit of Measure: L.F.
Estimate: $4,770.60
Assessor Name: Eduardo Lopez
Date Created: 10/07/2019

Notes: There are sections of red and yellow striping in front of the building. However, there is no indication it's a Fire Lane. Fire lane markings must include red curb painting and with the words "No Parking, Fire Lane" to maintain it free of obstruction at all times. Provide Fire lane markings per Local Code requirements.

System: G2010 - Roadways

Location: Roadway, West
Distress: Missing
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Add handicap compliant striping at roadway crossing
Qty: 1.00
Unit of Measure: Ea.
Estimate: $1,064.69
Assessor Name: Eduardo Lopez
Date Created: 10/07/2019

Notes: A marked path between accessible parking and the sidewalk leading to the main entrance is missing and should be provided per ADA standards.

System: G2020 - Parking Lots

Location: Site
Distress: Non Compliant
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Add handicap parking space, incl. pavement markings, sign and post
Qty: 1.00
Unit of Measure: Ea.
Estimate: $518.63
Assessor Name: Eduardo Lopez
Date Created: 10/07/2019

Notes: The ADA parking space is missing post and sign per minimum ADA standards it should be provided.

System: G2030 - Pedestrian Paving

Location: Site, East Entrance
Distress: Non Compliant
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Add handicap ramp with railing
Qty: 45.00
Unit of Measure: L.F.
Estimate: $20,891.44
Assessor Name: Eduardo Lopez
Date Created: 10/07/2019

Notes: The handicap ramp is over 30' feet of horizontal run and without a landing and the handrails are missing 12" of extension at top and bottom of the ramp. Modify ramp and handrail to comply with ADA standards.

Priority 3 - Necessary (Years 2-5):

System: G2010 - Roadways

Location:	East and West Roadway
Distress:	Damaged
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Replace or resurface asphalt paving 20ft wide X 4"
Qty:	500.00
Unit of Measure:	L.F.
Estimate:	$92,674.89
Assessor Name:	Eduardo Lopez
Date Created:	10/07/2019

Notes: The asphalt roadway is aged, has many cracks, potholes, and should be replaced.

Glossary

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

Condition Index (CI) %	The Condition Index (CI) also known as the Remaining Service Life Index (RSLI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) Value divided by the sum of a system's Replacement Value (both values exclude soft cost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining life).
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a UNIFORMAT II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Cost Model	A cost model is a list of facility systems which could represent the installed systems a given facility. Included in the cost model are standard unit cost estimates, gross areas, life cycles and installed dates. Also represented is the repair cost for deficient systems, replacement values. See eCOMET® cost models.
Criteria	Criteria refer to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Current Period	The Current Period is the current year plus a user defined number of forward years.
Current Replacement Value (CRV)	The Current Replacement Value (CRV) of a facility, building or system represents the hypothetical cost of rebuilding or replacing an existing facility under today's codes and construction standards, using its current configuration. It is calculated by multiplying the gross area of the facility by a square foot cost developed in that facility's cost model. Replacement cost includes construction costs and owner's additional or soft costs for fees, permits and other expenses to reflect a total project cost.
Deferred Maintenance	Deferred maintenance is condition work deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Deficiency Category	Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions include, but are not limited to: Accessibility Code Compliance, Appearance, Building Code Compliance, Deferred Maintenance, Energy, Environmental, Life Safety Code Compliance, and Safety.
Deficiency Priority	Priority refers to a deficiency's urgency for repair as determined by the assessment team. Five typical industry priority settings were used for the assessment: Priority 1 – Currently Critical; Priority 2 – Potentially Critical; Priority 3 – Necessary/Not Yet Critical; Priority 4 – Recommended.
Distress	Distress refers to a user-defined root cause of a deficiency. Distress descriptions are: Beyond Service Life, Damaged, Inadequate, Needs Remediation, and Missing.
eCOMET®	Energy and Condition Management Estimation Technology (eCOMET®) is Parsons proprietary facility asset management software developed to provide facility managers with a state of the art, web-based tool to develop and maintain a comprehensive database of FCA data and information used for facility asset management, maintenance and repair, and capital renewal planning. eCOMET® is used by Parsons and its clients as the primary tool for collecting FCA data, preparing cost estimates, generating individual facility reports and cost estimates, and developing the overall capital renewal program.
eCOMET® Cost Models	eCOMET cost models are derived from RS Means Square Foot Cost Data cost models and these models are used to develop the current replacement value (CRV) and assign life cycle costs to the various systems within a building. Cost models are assigned current costs-per-square-foot to establish replacement values. The Cost models are designed to represent a client specific facility that meets local standards cost trends.

Element	Elements are the major components that comprise building systems as defined by UNIFORMAT II.
Expected Life	Also referred to as Useful Life. See Useful Life definition.
Facility	A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service.
Facility Attributes	Customizable eCOMET fields to identify attributes specific to a facility. These fields are part of the eCOMET database set-up with the owner.
Facility Condition Assessment (FCA)	A facility condition assessment (FCA) is a visual inspection of buildings and grounds at a facility to identify and estimate current and future needed repairs or replacements of major systems for planning and budgeting purposes. It is typically performed for organizations that are tasked with the day to day maintenance, operation, and capital renewal (replacement) of building systems and components of a large inventory of facilities. The primary goal of an FCA is to objectively and quantifiably identify, inspect, and prioritize the repair and replacement needs of the building and ground systems (e.g., roofs, windows, doors, floor finishes, plumbing fixtures, parking lot, and sidewalks) within facilities that have either failed or have surpassed their service life, and to identify and forecast future capital replacement needs for systems that have not yet failed, but planned replacement of those systems is needed to ensure that the facilities will continue to meet the mission of the organization.
Facility Condition Index (FCI%)	FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.
Forecast Period	The Forecast Period refers to a user defined number of years forward of the Current Period.
Gen (Generate)	The Cost Model has a Gen box for each system line item. By checking the box, eCOMET will generate life cycle deficiencies based on the Year Installed and the Life for that system. Systems that typically do not re-generate (foundations, floor construction, roof construction, basement walls, etc.) would not have the Gen box checked as those systems would not re-generate at the end of a life cycle. In those instances, it would be more practical and cost effective to demolish the entire facility than re-new those systems.
Gross Square Feet (GSF)	The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall.
Life Cycle	Life cycle refers to the period of time that a building or site system or element can be expected to adequately serve its intended function. Parsons assigns expected life cycles to all building systems based on Building Operators and Managers of America (BOMA) recommended life cycles, manufacturers suggested life, and RS Means cost data, and client-provided historical data. BOMA standards are a nationally recognized source of life cycle data for various components and/or systems associated with facilities. RS Means is a national company specializing in construction estimating and costs.
Next Renewal	Next Renewal refers to a manually-adjusted expected useful life of a system or element based on on-site inspection either by reducing or extending the Calculated Next Renewal to more accurately reflect current conditions.
Order of Magnitude	Order of Magnitude refers to a rough approximation made with a degree of knowledge and confidence that the budgeted, projected or estimated cost falls within a reasonable range of cost values.
Remaining Service Life (RSL)	RSL is the number of years service remaining for a system or equipment item. It is automatically calculated based on the difference between the current year and the 'Calculated Next Renewal' date or the 'Next Renewal' date whichever one is the later date.

Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's or component's Remaining Service Life (RSL) Value divided by the sum of a system's or component's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining service life).
Remaining Service Life Value	Remaining Service Life Value, also known as the RSL Weight, is a calculated value used to determine the RSLI and is equal to the system Value (Unit Cost * Qty) * RSL (not displayed).
Renewal Factors	Renewal factors represent the difference in cost of renovating or replacing an existing system, rather than new construction of a building system. For example, installing a new built-up roof on an existing building would include removing and disposing of the old roof, a cost not associated with new construction. Using a renewal premium to account for demolition and other difficulty costs, Parsons typically assigns a renewal factor of 110%.
Renewal Schedule	A timeline that provides the items that need repair the year in which the repair is needed and the estimated price of the renewal.
Repair Cost	Repair cost is the sum of all the deficiencies associated with a building or multiple buildings/facilities. It will include any applied soft costs or City Cost Indexes.
Replacement Value	See Current Replacement Value.
Site	A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support a facility.
Soft Costs	Soft Costs are a construction industry term that refers to expense items that are not considered direct construction costs. Soft costs are user-defined and include architectural, engineering, management, testing, and mitigation fees, and other owner pre- and post-construction expenses.
Sustainability	Sustainability refers to the collection of policies and strategies that meet society’s present needs without compromising the ability of future generations to meet their own needs.
System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
System Generated Deficiency	eCOMET automatically generates system deficiencies based on system life cycles using the systems installation dates as the base year. By adjusting the Next Renewal date ahead or behind the predicted or stated life cycle date, a system cost will come due earlier or later than the originally installed life cycle date. This utility accounts for good maintenance conditions and a longer life, or early expiration of a system life due to any number of adverse factors such as poor installation, acts of god, material defects, poor design applications and other factors that may shorten the life of a material or system. It is important to mention that the condition of the systems is not necessarily a reflection of maintenance practices, but a combination of system usage and age.
UNIFORMAT	ASTM UNIFORMAT II, Classification for Building Elements (E1557-97), a publication of the Construction Specification Institute (CSI), is a format used to classify major facility components common to most buildings. The format is based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Unit Price	The Unit Price (Raw) x the Additional Cost Template percentage.
Unit Price (Raw)	The actual $/sq. ft. cost being used for the building and systems. It will include adjustments for the City Cost Index applied to the facility.

Useful Life	Also known as Expected Life, Useful Life refers to the intrinsic period of time a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in the database are derived from the Building Owners and Managers (BOMA) organization's guidelines, RSMeans cost data, and from client- defined historical experience.
Vacant	Vacant refers to a facility that is not occupied but is a maintained facility. See Abandoned.
Year Built	The year that a building or addition was originally built based on substantial completion or occupancy.
Year Installed	The year a system or element was built or the most recent major renovation date where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced.

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	0288
Project:	APS Assessments 2019	Region:	761	Site:	Price MS
Grade Config:	6-8	Site Type:	Middle	Site Size:	19.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - MS				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Good	3.12	3.90	80.00
Size	Excel	9.75	9.75	100.00
Location	Excel	2.93	2.93	100.00
Storage/Fixed Equip	Excel	2.93	2.93	100.00
Self-Contained Special Ed				
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
Instructional Resource Rooms				
Environment	Good	0.66	0.82	80.00
Size	Excel	2.05	2.05	100.00
Location	Excel	0.61	0.61	100.00
Storage/Fixed Equip	Excel	0.61	0.61	100.00
Science				
Environment	Good	0.76	0.95	80.00
Size	Excel	2.39	2.39	100.00
Location	Good	0.57	0.72	80.00
Storage/Fixed Equip	Excel	0.72	0.72	100.00
Music				
Environment	Good	0.59	0.74	80.00
Size	Excel	1.84	1.84	100.00
Location	Excel	0.55	0.55	100.00
Storage/Fixed Equip	Excel	0.55	0.55	100.00
Art				
Environment	Fair	0.42	0.65	65.00
Size	Excel	1.61	1.61	100.00
Location	Good	0.39	0.48	80.00
Storage/Fixed Equip	Good	0.39	0.48	80.00
Career Tech Ed				
Environment	Good	1.08	1.35	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	0288
Project:	APS Assessments 2019	Region:	761	Site:	Price MS
Grade Config:	6-8	Site Type:	Middle	Site Size:	19.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	3.37	3.37	100.00
Location	Excel	1.01	1.01	100.00
Storage/Fixed Equip	Excel	1.01	1.01	100.00
Computer Labs				
Environment	Good	0.24	0.30	80.00
Size	Good	0.60	0.75	80.00
Location	Excel	0.23	0.23	100.00
Storage/Fixed Equip	Excel	0.23	0.23	100.00
P.E.				
Environment	Good	1.92	2.40	80.00
Size	Good	4.80	6.00	80.00
Location	Excel	1.80	1.80	100.00
Storage/Fixed Equip	Good	1.44	1.80	80.00
Performing Arts				
Environment	Unsat	0.00	0.42	0.00
Size	Unsat	0.00	1.05	0.00
Location	Unsat	0.00	0.31	0.00
Storage/Fixed Equip	Unsat	0.00	0.31	0.00
Media Center				
Environment	Good	0.74	0.93	80.00
Size	Excel	2.32	2.32	100.00
Location	Excel	0.70	0.70	100.00
Storage/Fixed Equip	Good	0.56	0.70	80.00
Restrooms (Student)	Good	0.74	0.93	80.00
Administration	Excel	2.10	2.10	100.00
Counseling	Good	0.34	0.42	80.00
Clinic	Excel	0.34	0.34	100.00
Staff WkRm/Toilets	Excel	0.91	0.91	100.00
Cafeteria	Excel	4.00	4.00	100.00
Food Service and Prep	Good	4.57	5.72	80.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Excel	4.00	4.00	100.00
Pedestrian Traffic	Good	0.35	0.43	80.00
Parking	Good	0.69	0.86	80.00
Athletic Courts and Fields	Good	0.84	1.05	80.00
Safety and Security				
Fencing	Fair	0.50	0.78	65.00
Signage & Way Finding	Fair	0.65	1.00	65.00
Ease of Supervision	Poor	1.50	3.00	50.00
Controlled Entrances	Fair	0.33	0.50	65.00
Total For Site:		**84.61**	**97.27**	**86.98**

Comments

Project #:	12382	County:	Atlanta Public Schools	Site #:	0288
Project:	APS Assessments 2019	Region:	761	Site:	Price MS
Grade Config:	6-8	Site Type:	Middle	Site Size:	19.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - MS

Luther J. Price Middle School was built in 1972, and had a major renovation/addition in 2000. Serving students in grades 6 through 8, Price is currently the only middle school in the Purpose Built Schools Atlanta public/charter school partnership, which includes Slater and Thomasville Heights Elementary Schools and Carver STEAM Academy.

Suitability - MS->Science-->Environment

Most of the science rooms have been converted to regular classrooms.

Suitability - MS->Art-->Environment

The room is not an inviting, stimulating environment. There is limited natural light, and the overall aesthetics of the space is minimally attractive.

Suitability - MS->P.E.-->Environment

The bleachers are the originals from the school's construction in 1972 and are showing major signs of wear and poor repair.

Suitability - MS->Performing Arts-->Environment

There is no free-standing auditorium, only a stage in the cafeteria. There are no lights and no sound system.

Suitability - MS->Performing Arts-->Size

There is no free-standing auditorium with fixed seating, only a stage in the cafeteria.

Suitability - MS->Performing Arts-->Location

There is no free-standing auditorium.

Suitability - MS->Performing Arts-->Storage/Fixed Equip

There is no free-standing auditorium, only a stage in the cafeteria. There are no lights and no sound system.

Suitability - MS->Restrooms (Student)

Some boys restrooms do not have urinal partitions.

Suitability - MS->Food Service and Prep

The rear door for deliveries has no window or peephole to see persons prior to opening the door.

Suitability - MS->Safety and Security-->Fencing

The entire front of the campus is open with no fencing.

Suitability - MS->Safety and Security-->Signage & Way Finding

There is no exterior signage to assist visitors with way finding.

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

There are many spaces throughout the building that are blind spots with no direct lines of sight or cameras, particularly on interior and exterior stairwells.

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

The school has no security vestibule but access is controlled through a locked entrance where visitors are required to buss in, and a security guard manning the main entrance.